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**SAN FRANCISCO
PLANNING DEPARTMENT**

APR 13 2015

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Information:
415.558.6377**Certificate of Determination
Exemption from Environmental Review**

Case No.: 2014.0095E
Project Title: 1563 Mission Street Project
Zoning: C-3-G (Downtown General Commercial)
Van Ness and Market Downtown Residential District
120-R-2 Height and Bulk District
Block/Lot: 3511/031
Lot Size: 10,149 square feet
Plan Area: Market and Octavia Area Plan
Project Sponsor: David Silverman, Reuben, Junius & Rose LLP
415-56-9000
Staff Contact: Susan Mickelsen - (415) 575-9039
susan.mickelsen@sfgov.org

PROJECT DESCRIPTION:

The project site is located on the southeast corner of Mission Street and South Van Ness Avenue, at 1563 Mission Street (Assessor's Block 3511, Lot 031), in the city's South of Market neighborhood. The block is bounded by 11th Street to the east, South Van Ness Avenue to the west, Mission Street to the north and 12th and Lafayette Streets to the South. The proposed project would include the renovation, including a seismic retrofit of the existing 40,600 sf, 63-foot-tall building on the project site and change of land use from restaurant and manufacturing to medical and social outpatient services. The seismic retrofit would include foundation upgrades, new shear walls, and elevator, mechanical, electrical, plumbing and fire upgrades. The project would also include tenant improvements, such as installation of offices, clinic rooms and bathrooms related to the conversion of use.

EXEMPT STATUS:

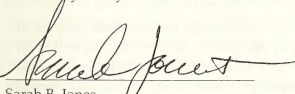
Categorical Exemption, Class 1 (California Environmental Quality Act (CEQA) Guidelines Section 15301.

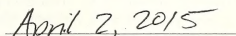
REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.


Sarah B. Jones
Environmental Review Officer


Date

cc: Reuben & Junius, Project Coordinator
Mark Luellen, Current Planning
Rich Sucre, Preservation Planner

Distribution List / Historic Preservation Distribution List
Virna Byrd, M.D.F.
Supervisor Jane Kim, District 6.

PROJECT DESCRIPTION (continued):

Physical changes to the building would include in kind replacement of north (front façade) windows; replacement of other windows, ground floor façade modifications; installation of a passenger elevator and related new roof penthouse for the elevator overrun; size reduction of the existing loading dock; and replacement of the existing wood mezzanine with a full floor (an additional 7,000 square feet of additional floor area). The project sponsor would apply for a variance to retain the existing curb cut on Mission Street for patient loading/unloading (but reduce the curb cut from 24 to 12 feet wide).

Construction is anticipated to occur over 14 months. Excavation for seismic retrofit/foundation upgrades at the site is expected to be approximately five feet below grade (accounting for the excavation of 30 inch fill material to equal the elevation change at the ground floor and the Mission Street building entry). Approximately 2,250 cubic yards (cy) of soil (including 650 cy of fill) would be excavated at the site; up to 300 cy would be reused on site, and 1,600 cy would be removed from the site and disposed of at an appropriate facility, depending on soil quality. It is not anticipated that any soil would be imported to the site.

Project Approvals

The proposed project would require the following approvals:

- Variance approval by the Zoning Administrator, pursuant to Planning Code 155 for retaining a curb cut on a protected pedestrian-, cycling-, and transit-oriented street frontage.
- Institutional Master Plan review by the Planning Commission.
- Approval of site permit by the Department of Building Inspection (DBI).
- Consistency determination application for a health care services master plan. The Department, in conjunction with DPH, must determine whether certain Medical Use projects, as defined by the Planning Code, align with the Health Care Services Master Plan (HCSMP) by making a "Consistency Determination."
- Street and sidewalk permits from Bureau of Streets and Mapping (San Francisco Public Works) for any modifications to public streets, sidewalks, protected trees, street trees, or curb cuts.

Approval Action: While the proposed project would require the approval of a Variance by the Zoning Administrator, the Approval Action for the project would be through the issuance of a Site Permit by DBI. The issuance of a Site Permit by DBI is the Approval Action. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

REMARKS:

Historic Architectural Resources. Under CEQA, evaluation of the potential for proposed projects to impact historical resources is a two-step process: the first is to determine whether the property is an historical resource as defined in Section 15064.5(a)(3) of CEQA; and, if it is determined to be an historical resource, the second is to evaluate whether the action or project proposed would cause a substantial adverse change.

As adopted by the Historic Preservation Commission (HPC) on July 21, 2010, the Market and Octavia Augmentation Survey assessed 198 properties, including 1563 Mission Street, in addition to the 600 individual properties that were surveyed as part of the Market and Octavia Historic Resource Survey. As part of this survey, 1563 Mission Street was assigned a California Historic Resource Status Code (CHRS)

of "3CS," which defines the subject property as "appears eligible for California Register of Historic Resources (CRHR) as an individual property through survey evaluation." Therefore, 1563 Mission Street is considered a historic resource for the purposes of CEQA.

The Planning Department's Historic Preservation staff further evaluated the property, history and design of the 1563 Mission building to determine whether the proposed changes would cause a substantial adverse change to this historic resource.¹ According to property records (and as summarized in the Department's Preservation Team Review Form), the existing building at 1563 Mission Street, built in 1917, is a four-story plus mezzanine concrete frame commercial building designed in the Art Deco style. The building was constructed by the design/build firm of MacDonald & Kahn and is considered part of the 1906 Earthquake and Fire Reconstruction/Industrial employment historical context of the City and the Market and Octavia Neighborhood Plan Area, since it is both an identified building type (commercial/industrial loft) and dates from the periods of significance (1906-1929/1890-1956) of that context. The building's design, popular after the 1906 earthquake in San Francisco for commercial and industrial buildings, despite alterations at the first story and mezzanine, retains sufficient character-defining features, such as its height and massing, scored stucco façade, tripartite multi-lite wood windows, divided spandrel panels, entablature, paneled frieze with circular ornaments and modest cornice, among others to accurately convey its type, period and method of construction.

The proposed project consists of interior remodel, retrofit work, realignment of the existing curb cut, in-kind replacement of existing windows and removal of the ground floor facade that was installed in the 1990s. On the ground floor of the primary façade, the project would undertake storefront alterations, including restoration of the pilasters on the ground floor, construction of a new bulkhead and aluminum-sash windows. Above, the project would replace the existing windows along Mission Street with new wood-sash windows by providing compatible replacement windows which would match the existing historic materials and design. The project may also coordinate and implement a portion of the SFMTA Transit Effectiveness Project (TEP) including changes to the sidewalk width to construct a bulb-out and relocation of the existing bus shelter. The Planning Department's Historic Preservation staff reviewed the proposed design and building changes and determined that the project as proposed is consistent with the Secretary of Interior Standards for Rehabilitation and would not cause a substantial adverse impact to any historic resource on the project site.¹ The Department's Preservation Team determined that the new ground floor storefront work assists in restoring the historic character of the subject property by providing new, compatible work that draws from the building's existing historic features.¹ In addition, the window replacement program appropriately addresses issues with the existing wood-sash windows by providing for compatible replacement windows, which match the existing historic materials and design. Therefore, the proposed project would not have a significant impact on historic resources.

Geology. A geotechnical investigation was prepared for the proposed project.² The report included a site-specific liquefaction analysis and site-specific design and construction recommendations to address potential seismic settlement. According to the geotechnical investigation the site is underlain by sand layers and relatively loose to medium dense fill above the groundwater table that is susceptible or marginally susceptible to liquefaction and subsequent settlement during a significant seismic event. The

¹ San Francisco Planning Department. Rich Sucre and Tina Tam, SF Planning Department Preservation Planning Staff, *Preservation Team Review Form, 1563 Mission*, January 28, 2015. This report is on file and available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400 review as part of Case No. 2014.0095E.

² HDR Inc., 2014. Geotechnical Investigation Report 1563 Mission Street, Prepared for Health Right 360. September 02. This document is available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case No. 2014.0095E.

geotechnical report recommends that the existing building be retrofitted with new grade beams and grid foundation and either a structural slab or slab-on-grade should be installed. It is also recommended that a 12-inch thick layer of engineered fill should be provided beneath the slab. The project would be required to conform to the San Francisco Building Code, which ensures the safety of all new construction in the City, and which is enforced by DBI. The final building plans will be reviewed by DBI to ensure compliance with all applicable San Francisco Building Code provisions regarding structural safety. The DBI requirement for a geotechnical report and review of the building permit application pursuant to DBI's implementation of the Building Code would ensure that the proposed project would have no significant impacts related to soils or geology.

Transportation. The proposed project would include the change of land use from a PDR/industrial and restaurant use to medical and social services. Calculation of the estimated building occupancy based on these land uses and California Building Code occupancy tables indicate that the proposed project would be a less intense land use (20 percent reduction of building occupancy) as compared to the previous PDR and restaurant land use.³ Therefore, the proposed project would result in a reduction of PM peak hour person trips, including vehicle trips. The proposed project, similar to the existing building, does not include employee vehicle parking. The project would reduce the size of the existing loading dock from two to one loading bays, and narrowing the existing curb cut on Mission Street from 24 feet to 12 feet retention of the existing curb cut. Nonetheless, retention of the existing curb cut along Mission Street would require a Variance under Planning Code Section 155. The proposed project would not substantially alter pedestrian, bicycle or transit conditions adjacent to the project site. In the future, as part of the Van Ness Bus Rapid Transit (BRT) project and Transit Effectiveness Project (TEP), SFMTA plans to expand the existing bus zone for the 14 Mission bus adjacent to the project site on Mission Street to extend from South Van Ness to Lafayette Street and alter service to the 14L Mission Limited to include this stop. The proposed project will not conflict with these plans, and these plans will be considered as part of the Variance review to retain the existing curb cut on Mission Street.

Maher Ordinance & Hazardous Building Materials. The proposed project is located within the mapped San Francisco Health Code Article 22A (Maher) area, indicating that the project site may have the potential to contain hazardous materials in soil and/or groundwater. The project would include excavation up to approximately 5 feet below grade. Approximately 2,250 cubic yards (cy) of soil would be excavated at the site; up to 300 cy would be reused on site, and 1,600 cy would be removed from the site and disposed of at an appropriate facility, depending on soil quality. Therefore, the project is subject to Article 22A of the Health Code, also known as the Maher Ordinance, which is administered and overseen by the Department of Public Health (DPH). The Maher Ordinance requires the project sponsor to retain the services of a qualified professional to prepare a Phase I Environmental Site Assessment (ESA) that meets the requirements of Health Code Section 22A.6. The Building Code prohibits the issuance of a building permit for a project disturbing more than 50 cy of soil in the mapped Maher Zone or any other site suspected of containing soil contamination, without first complying with Maher requirements. In compliance with the Maher Ordinance, the project sponsor has entered the project into the Maher

³ SF Planning Department, November 2014. 1563 Class 1 Change of Use Calculation sheet. November 19, 2014. This document is available for public review at the Planning Department, as part of Case No. 2014.0095E.

program and submitted the Phase I ESA4 and Phase II Soil Profiling and Soil Disposal Recommendations⁵ to DPH. The Phase I assessment revealed no Recognized Environmental Condition, observing some minor suspect asbestos containing building materials (ACBM) in the building, further discussed below. The soil profiling report found no to minor concentrations of most metals and semi-volatile organic compounds or petroleum hydrocarbons (below residential cleanup level). Some elevated lead concentration was represented, but found suitable for unrestricted use onsite as fill material. The proposed project would be required to remediate potential soil contamination in accordance with an approved Soil Management Plan prior to the issuance of any building permit and in accordance with Article 22A of the Health Code.

Some building materials commonly used in older buildings could present a public health risk if disturbed during an accident or during demolition or renovation of an existing building. As indicated above, the 1563 Mission building may contain ACBM, such as in tiles, flooring, etc. If removed during demolition of a building, the project would be subject to local and state regulations for appropriate removal and disposal of hazardous building materials.

The proposed project would therefore not result in a significant impact to the public or the environment through the release of hazardous materials.

EXEMPT STATUS:

CEQA State Guidelines Section 15301(l)(1a), or Class 1, provides an exemption for minor alteration of existing public or private structures involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. Additionally, Class 1 exempts additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less; or up to 10,000 square feet provided that the project is located in an area where all public services and facilities are available and the area is not environmentally sensitive. Class 1 also exempts changes of land use if the occupancy of the new use would not exceed the equivalent occupancy of the former use including the area and use of the allowable addition under Class 1. The proposed project would include change of use of the 1563 Mission building from commercial services to medical and social services, and would include building renovation, seismic retrofit, redesigned front entry, window replacements, and tenant improvements. The tenant improvements would include redesigning the existing mezzanine into a 2nd level, adding an additional 7,000 square feet to the building interior at this level. Therefore, the proposed project meets the criteria for exemption from environmental review under Class 1.

CONCLUSION:

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the

⁴ PII Environmental, February 10, 2014. Phase I Environmental Site Assessment Report for 1563 Mission Street. This document is available for public review at the Planning Department, 1650 Mission Street, Suite 400, as part of Case No. 2014.0095E. Submitted to DPH on February 22, 2015.

⁵ PII Environmental, July 23 2014. Opinion Letter, Soil Profiling and Soil Disposal Recommendations for 1563 Mission Street. This document is available for public review at the Planning Department, 1650 Mission Street, Suite 400, as part of Case No. 2014.0095E. Submitted to DPH on February 22, 2015.

environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2662 38th Avenue		2459/036	
Case No.	Permit No.	Plans Dated	
2014-001289ENV	201412184513		
☒ Addition/ Alteration	☐ Demolition (requires HRE if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			
Horizontal and vertical extension to a single family residence. The extension is at the rear with the addition of a 3rd story.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

*Note: If neither class applies, an *Environmental Evaluation Application* is required.*

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i>Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an <u>Environmental Planner</u>.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Laura Lynch	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☒	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): PTR Dated 03/31/15
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Marcelle Boudreaux Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		Signature: Marcelle Boudreaux Digitally signed by Marcelle Boudreaux DN: cn=org, dc=sf.gov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Marcelle Boudreaux, email=Marcelle.Boudreaux@sfgov.org Date: 2015.04.02 12:43:32 -0700
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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CA 94103-2479

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415.558.6409

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Information:
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Preservation Team Meeting Date:		Date of Form Completion	3/23/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Marcelle Boudreaux	2662 38th Avenue	
Block/Lot:	Cross Streets:	
2459/036	Vicente/Wawona	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		201312184513/2014-001289ENV

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	06/30/2014
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PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
VERTICAL ADDITION & HORIZONTAL EXTENSION TO (E) SINGLE FAMILY HOME WITH ADDED BATHROOMS.	

PRESERVATION TEAM REVIEW:	
Historic Resource Present ☐ Yes ☒ No * ☐ N/A	
Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance:
	☐ Contributor ☐ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplement Information for Historic Resource Information prepared by Andy Forrest and Department records, the subject property at 2662 38th Avenue contains a one-story over garage wood-frame single-family residence in a minimal Period style built in 1940. Clad in stucco, the subject property features a prominent overhanging bay window capped with a front-facing gable and an angled stucco staircase with cheek wall.

The subject property was constructed by Galli Construction Company in the Parkside neighborhood. Ray F. Galli, and his construction company were identified in the "Sunset District Residential Builders, 1925-1940: Historic Context Statement" (HCS). In total, Galli is credited with constructing over 3,000 residences in the Sunset and Parkside Districts, and numerous other developments in the wider Bay area. On the block/tract with the subject property, the attached single-family dwellings are minimally detailed in Streamline Moderne, French provincial, and other Period Revival styles.

Owners of the property from 1942 to 1952 were William D. Brown, listed in real estate, and his wife Grace; however, their residency at the address is unclear. Arthur W. and Mary Gosland owned and occupied the subject property from 1952 to 1989, and his occupation is listed as clerk. Permits in 1992 and in 1994 were issued to repair damaged stucco at the front facade and bay. In 2009, a permit was issued to replace a slider window in the bay with a fixed pane window.

No known historic events occurred at the property (Criterion 1) and none of the owners or occupants have been identified as important to history (Criterion 2) for listing in the California Register of Historic Resources, respectively. The existing structure appears to have been relatively unaltered, nonetheless does not possess high artistic value or is architecturally distinct for listing individually under Criterion 3 in the California Register. The subject property is not located within the boundaries of an identified historic district.

Neither the subject property nor surrounding tract were documented as model homes nor have historic ads been located to highlight sales of these residences or of the construction on this Avenue. The tract does not appear to be historically significant or of remarkable architectural quality. Therefore the subject property is not eligible for listing in the California Register individually or as part of a district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Uma Oam</i>	3/31/2015



View of stairs.



Rear.



SAN FRANCISCO PLANNING DEPARTMENT

APR 13 2015

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
428 Collingwood Street		2769/006
Case No.	Permit No.	Plans Dated
2015-003134ENV	201503272078	2/10/2015
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction
☐ Project Modification (GO TO STEP 7)		
Project description for Planning Department approval. Horizontal and vertical expansion of existing single-family home. Alterations include rear expansion of first and second floors, new third floor, new roof with roof deck, and interior work.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jenny Delumo	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE

TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form dated 4/1/2015
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Justin Greving	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Justin A Greving Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Justin Greving Digitally signed by Justin Greving DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Justin Greving, email=Justin.Greving@sfgov.org Date: 2015.04.03 10:26:55 -0700
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	3/31/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Justin Greving	428 Collingwood Street	
Block/Lot:	Cross Streets:	
2769/006	21st and 22nd streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2015-003134ENV

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	02/10/2015
------------------------------------	------------

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information for Historic Resource Determination prepared by Virginie Manichon (dated 3/5/2015)	
Proposed Project: Horizontal and vertical expansion of existing single-family home. Alterations include rear expansion of first and second floors, new third floor, new roof with roof deck, and interior work.	

PRESERVATION TEAM REVIEW:			
Historic Resource Present		☐ Yes	☒ No *
		☐ N/A	
Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No
Period of Significance:	n/a	Period of Significance:	n/a
		☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by Virginie Manichon (dated 3/5/2015) and information found in the Planning Department files, the subject property at 428 Collingwood Street contains a single-story over garage wood-frame single-family residence constructed in 1907 (source: assessor's record). No known original building permits exist for the property and the original owner and builder is unknown. This vernacular building is clad in wood shingles on the primary elevation and features a small pent roof clad with asphalt shingles. William H. Smith, a carpenter, is the earliest known occupant and rented the property from 1907-1909. Known exterior alterations to the property include raising the building for installation of a garage (1936), installation of composition siding and removal of trim (1988), and reroofing (1988). Upon visual inspection it appears the property was expanded and altered sometime between 1914 and 1938, possibly as part of the garage installation in 1936. A large aluminum frame picture window on the primary elevation is also a later alteration.

No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The building was owned and occupied by a variety of laborers during the early twentieth century. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. Despite a construction date of 1907, the building retains little exterior historic fabric from this period and all decorative detailing appears to have been removed.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Noe Valley neighborhood on a block that remained partially undeveloped into the 1940s due to the steep incline of the street. The subject block contains some early twentieth century housing stock that has been substantially altered, along with later contractor modern apartments and single family homes that infilled the more steeply sloping lots located mid-block. Altogether the block does not represent a singular pattern of construction, building type, or architectural style.

Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	4-1-2015





SAN FRANCISCO PLANNING DEPARTMENT

APR 13 2015

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
3598 Jackson Street		0970011	
Case No.	Permit No.	Plans Dated	
2014-001278ENV		6/27/2014	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Renovation to include alterations to openings along the existing north, west and south facades. New steel windows and alterations to existing balconies. New gate added at the opening within the existing courtyard brick wall (Jackson Street). New doorway along Spruce street, new guardrail.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i> Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i> If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading—including excavation and fill on a landslide zone—as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)</i>
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Laura Lynch	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☒	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☒	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
☐	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): _____

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.

Comments (optional):

Refer to Historic Resource Evaluation Part II dated March 25, 2015. Reclassification to Category A, known historic resource.

Preservation Planner Signature: Alexandra Kirby

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.
☒	No further environmental review is required. The project is categorically exempt under CEQA.

Planner Name: A. Kirby	Signature: Alexandra Kirby Digitally signed by Alexandra Kirby DN: cn=org, dc=sfgov, o=CityPlanning, ou=CityPlanning, ou=Current Planning, cn=Alexandra Kirby, email=Alexandra.Kirby@sfgov.org Date: 2015.04.03 10:17:15 -0700
Project Approval Action: Other (please specify) *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Date March 25, 2015
Case No.: 2014-001278ENV
Project Address: 3598 Jackson
Zoning: RH-1 (Residential, House, One-Family)
40-X Height and Bulk District
Block/Lot: 0970/011
Date of Review: February 20, 2015 (Part I)
March 25, 2015 (Part II)
Staff Contact: Alexandra Kirby (Preservation Planner)
(415) 575-9133
alexandra.kirby@sfgov.org
Jeanie Poling (Environmental Planner)
(415) 575-9072
jeanie.poling@sfgov.org

PART II: PROJECT EVALUATION

PRE-EXISTING HISTORIC RATING / SURVEY

3598 Jackson Street is located on the northeast corner of Jackson and Spruce streets at the north portion of the Presidio Heights neighborhood. It is located in an RH-1 (Residential- Housing, One Family) Zoning District. The surrounding neighborhood consists of large single-family homes constructed between 1907 and the 1930s, although the subject block features a high concentration of modern-era residences constructed between 1935 and 1951, including two buildings designed by Wurster to the immediate east, at 3580 (1938) and 3570 (1937) Jackson Street.

3598 Jackson Street was constructed in 1935 by master architect William Wurster in a hybrid style mixing modern sensibility with Georgian-revival influences. The building was commissioned by attorney John Alfred Sutro. The subject building is a three-story-over-garage wood frame structure clad in brick veneer with a square footprint and a gambrel roof with mansards at the north and south. The primary entrance (south) is closed off to the street by a seven-foot tall brick wall and set back approximately 65 feet from the street. The primary façade is symmetrical in design, featuring five evenly spaced multi-lite French doors with two-lite transoms set beneath a semicircular porch structure supported by thin cast iron fluted columns that creates a portico below. Double-hung multi-lite windows are set above the French doors at the second story, and the mansard roof above features three centered dormer windows.

The secondary west façade, fronting Spruce Street features two brick arches that provide vehicle entries at the garage level, with the garage doors recessed from the street. The first story features four six-over-six double hung windows and the second story features three six-over-six windows above a narrow balconette with a decorative iron railing. The third story features three portal windows and the roofline terminates in a shallow gambrel form. A recessed wing extends to the north, featuring a small balcony at the first story with a glazed access door, a wraparound balcony at the second floor with access via a glazed double door, and a mansard roofline.

The character-defining features of the subject property include:

- Massing and footprint;
- Brick veneer cladding, including offset brick lintels above all openings;
- Mansard roof with sandstone coping and copper cladding;
- Arched entry portal at the primary (south) façade, including iron security gate;
- Ratio of solids to voids, including windows and door configurations at the primary and secondary façades;
- Enclosed front courtyard;
- Balconies at the second story, including decorative railing.

The subject property at 3598 Jackson Street is not listed on any other local, state or national registries. The property was found to be individually eligible for listing in the California Register of Historic Places under Criterion 3 (Architecture) for the purposes of CEQA according to the Supplemental Information Form submitted by the project sponsor and staff research, per the Historic Resource Evaluation Response, Part I, completed on February 20, 2015 (Case No. 2014-001278ENV).

Proposed Project:

☐ Demolition

☒ Alteration

Per Drawings Dated: 6/27/2014

Project Description:

The proposed project at 3598 Jackson Street is to modify the north and west balconies, constructing a single balcony approximately nine feet in length below each existing opening, for a total of six new balconies, and removing the existing wraparound balcony at the second story. The existing openings on the west façade will remain with new double glazed doors and new metal railings that will be painted to match the existing with a slightly modified profile.

At the north façade, the project proposes to replace the five French doors at the first story by removing the transom lights to provide taller doors within the existing openings.

Project Evaluation:

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

- ☒ The project will not cause a significant adverse impact to the historic resource as proposed.
- ☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

- ☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.
- ☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

The Department finds that the project is consistent with all aspects of the *Secretary of the Interior Standards for Rehabilitation (Standards)* and that it will not cause a substantial adverse change in the resource such that the significance of the building would be materially impaired. The following is an analysis of the proposed project per the applicable Standards.

Standard 1.

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The project proposes no change of use from the existing single-family residence. The building's spatial relationship to the neighborhood will not be altered.

Standard 2.

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The historic character of the building will be retained and preserved. The primary façade will be minimally altered and no distinctive spaces that characterize the property will be removed. The modifications to the balconies are in keeping with a 1969 permit submitted by William Wurster, the original architect, for the original owners. As such, the proposed alteration is in keeping with the design intent of the original architect and proposes a sensitive yet contemporary alteration to the subject building. The proposed alterations will not alter the building's characteristic massing nor will they increase its scale.

Standard 3.

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The design of the proposed alterations will preserve the sense of historical development for the building. No conjectural features are proposed and the proposed alterations will read as contemporary yet compatible and sensitive to the resource.

Standard 5.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The proposed project would not impair the distinctive materials, features, finishes, construction techniques or examples of craftsmanship that characterize the property. The removal of the segments of the balconies and new railings would not constitute a significant alteration or impact to the property and the proposed new windows and doors are in keeping with the existing fabric of the building. Overall the proposed changes are in keeping with the character of the property while not creating a false sense of history.

Standard 9.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed window replacements will match the existing in material while introducing slightly modified operations and/or design. The replacement of the five entry doors at the south façade will reverse the operation of the doors to open into the residence and will remove the overhead transoms; however, the proposed replacement windows will match the existing multi-lite design of the original doors. The replacement of the doors at the west and south facades will reflect the existing use of double casement windows at the second story by installing two single-lite French doors at each balcony. The overall design will be in keeping with the historic character and will simplify the fenestration at the most highly visible facades from the street.

The new balconies will relate to the design of the historic building through the use of metal railings with a painted finish to match the existing balconies and by reflecting the depth of the existing balconies. The railings will not replicate the pattern of the existing railings, but will read as simple and contemporary. The removal of portions of the existing balconies reflects plans previously proposed by the original architect, and will retain the character of the existing balconies.

The proposed security gate will be clearly differentiated as contemporary and will be subordinate in design and scale to the historic resource.

Standard 10.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Were the proposed alterations to be removed, the west façade of the subject building would not be impaired, because balconies presently exist at the location. The south (primary) facade would remain in its existing condition aside from the replacement of the windows.

Summary

The Department finds that the project on balance is consistent with the *Secretary of the Interior Standards for Rehabilitation (Standards)*. The proposed alterations would minimally alter the individual resource by incorporating compatible materials and finishes. The proposed project meets the Secretary of Interior's Standards and the impact of the project to the character of the area will be negligible.

As currently proposed, the project will not have a significant adverse impact upon a historic resource, as defined by CEQA.

PRESERVATION COORDINATOR REVIEW

Signature: Tina Tam
Tina Tam, Senior Preservation Planner

Date: 3.31.2015



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Preservation Team Meeting Date: 2/23/2015	Date of Form Completion 2/23/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Alexandra Kirby	3598 Jackson Street	
Block/Lot:	Cross Streets:	
0970/011	Spruce Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2014-001278ENV

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW: 6/27/2014
--

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation prepared by Page & Turnbull, February, 2014.	
The proposal is to replace existing doors and windows along the north and west (Spruce Street) facades. The proposal includes addition of new, smaller balconies at the north and south; repaving of the entry courtyard; replacement of courtyard doors; addition of new opening for an exit door at the ground floor of the north facade.	

PRESERVATION TEAM REVIEW:			
Historic Resource Present		☒ Yes	☐ No *
		☐ N/A	
Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No
Criterion 2 -Persons:	☐ Yes ☒ No	Criterion 2 -Persons:	☐ Yes ☒ No
Criterion 3 - Architecture:	☒ Yes ☐ No	Criterion 3 - Architecture:	☐ Yes ☒ No
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No
Period of Significance:	1935	Period of Significance:	
		☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☒ Yes	☐ No	
Defer to Residential Design Team:	☐ Yes	☒ No	

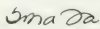
* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

3598 Jackson Street was designed for prominent San Francisco attorney John Alfred Sutro and his wife, Elizabeth, in 1935 by Bay Area master architect William Wurster. The subject property is a three-story-over-garage single-family residence designed in an unusual modern style with Georgian-revival influences including brick veneer and a mansard roof. The building retains a high degree of integrity and few exterior alterations have taken place. Please refer to the Page & Turnbull Historic Resource Evaluation for further information.

Based on historic research provided by Page & Turnbull and preservation planning staff, 3598 Jackson Street appears to be individually eligible for the California Register under Criterion 3 (Architecture). The property is not associated with any historic trends or events in the area or at the subject property and the Sutros do not appear to rise to the level of significance to our local, regional or national past. However, the subject property is an early work of a master builder, and expresses a unique design for an affluent client at a formative period for Wurster. Elements such as the brick cladding, covered semi-arched portico, expansive enclosed front yard, archway motifs and fenestration make the building a notable design by the architect.

The immediate neighborhood, Presidio Heights, is an affluent residential neighborhood composed primarily of large single-family residences constructed between 1906 and 1965. The subject block is comprised of an accumulation of properties constructed by notable architects between 1935 and 1951 that reflect a clear modernist aesthetic and appear to have moderate to high integrity. The area may represent an district eligible for the California Register; however, the scope of this review and the consultant report do not discuss the possibility as the property was found to be individually eligible.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	2-20-2015



SAN FRANCISCO
PLANNING DEPARTMENT

APR 18 2015

SAN FRANCISCO
PUBLIC LIBRARY**CEQA Categorical Exemption Determination****PROPERTY INFORMATION/PROJECT DESCRIPTION**

Project Address		Block/Lot(s)
238-240 Parker Ave.		1087/020
Case No.	Permit No.	Plans Dated
2014-002993ENV	201407282358	03/05/2015
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction ☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Vertical and horizontal addition to an existing two-story and two unit residential building into a four-story and two unit residential building.		

STEP 1: EXEMPTION CLASS**TO BE COMPLETED BY PROJECT PLANNER****Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.**

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft. <i>5/6 per Lan's phone conversation 4/2/15</i>
☒	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS**TO BE COMPLETED BY PROJECT PLANNER****If any box is checked below, an *Environmental Evaluation Application* is required.**

☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Lana Russell-Hurd	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: January 2015 (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Justin Greving	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Justin A Greving		Signature:  Digitally signed by Justin Greving DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Justin Greving, email=Justin.Greving@sfgov.org Date: 2015.04.03 10:02:35 -0700
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco, CA 94103-2479

Preservation Team Meeting Date: _____ Date of Form Completion: 3/23/2015

PROJECT INFORMATION:		
Planner:	Address:	
Justin Greving	238-240 Parker Avenue	
Block/Lot:	Cross Streets:	
1087/020	Geary Boulevard and Anza Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
b	n/a	2014-002993ENV

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW: 3/5/2015

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation prepared by William Kostura (dated January, 2015)	
Proposed Project: Vertical and horizontal addition to an existing two-story and two unit residential building into a four-story and two unit residential building.	

PRESERVATION TEAM REVIEW:			
Historic Resource Present		☐ Yes	☒ No *
		☐ N/A	
Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No
Period of Significance:	n/a	Period of Significance:	n/a
		☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

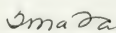
PRESERVATION TEAM COMMENTS:

According to the Historic Resource Evaluation (HRE) prepared by William Kostura (dated January, 2015) and information found in the Planning Department files, the subject property at 238-240 Parker Avenue contains a single-story over garage wood-frame multiple-family residence constructed in 1948 by the Presidio Construction Company for a carpenter and small-time developer Carl Green (source: building permit). The building has a side tunnel entry and features a plain stuccoed façade with an Art Deco inspired vertical blade element over a bay window. The original owners and occupants were David Cosenza, a barber, and his wife May, who lived in the property from the time of its construction likely until the 1980s. Known exterior alterations to the property include construction of a rear addition (1948, likely for the creation of a second unit), and application of asbestos shingles on the south elevation (1983). Upon visual inspection it appears two windows on the primary facade have been replaced with vinyl windows.

No known historic events occurred at the subject property (Criterion 1). The Presidio Construction Company and Carl Green have not been identified as significant developers or builders. None of the owners or occupants have been identified as important to history (Criterion 2). David ran a barber shop in the city that was not of particular historic importance. While the subject property is unique as it features some decorative detail inspired by a "modern" architectural style (in this case Art Deco), it is not a fully realized version of the style and instead features one piece of applied ornamentation on what is otherwise a nondescript tract home typical for this period of construction. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Inner Richmond neighborhood. Although the neighborhood was laid out in 1874, the block features a range of altered late nineteenth century Victorian cottages and mid-twentieth century three-story apartments. Although there are some late nineteenth and early twentieth century California Register-eligible historic districts in the Inner Richmond, they have a cohesive development pattern and consistent aesthetic, such as the Jordan Park development along Jordan Avenue. In comparison with some other blocks in the Inner Richmond, the subject block does not contain a significant concentration of aesthetically related buildings or a cohesive construction period.

Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	3-31-2015

HISTORICAL EVALUATION of
238-240 PARKER AVENUE, SAN FRANCISCO

According to California Register Criteria



View looking east, showing 238-240 Parker Avenue

by

William Kostura, architectural historian
P. O. Box 60211
Palo Alto, CA 94306
(650) 815-1174

January 2015



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PLANNING DEPARTMENT

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2536 Clay Street		0611/010	
Case No.	Permit No.	Plans Dated	
2014-002639ENV	201405024822	2/24/2015	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Excavation of an existing crawl-space for a new basement to include a garage and family room. Removal of existing brick foundation to seismically upgrade the foundation. New horizontal rear/side addition at two existing stories. Existing street facade to remain intact- repair siding as required and repair windows as needed.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i>Maier program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maier layer).</i>
☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an <u>Environmental Planner</u>.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Laura Lynch	
Reviewed by staff archeologist 1/15/15	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☒	Category A: Known Historical Resource. GO TO STEP 5.
☐	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☒	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☒	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☒	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☒	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☐	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): _____
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): Per HRER dated March 30, 2015 JAG	
Preservation Planner Signature: Justin Greving Digitally signed by Justin Greving DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Justin Greving, email=Justin.Greving@sfgov.org Date: 2015.04.03 14:24:27 -0700	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.
☒	No further environmental review is required. The project is categorically exempt under CEQA.
Planner Name: Justin A Greving Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Justin Greving Digitally signed by Justin Greving DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Justin Greving, email=Justin.Greving@sfgov.org Date: 2015.04.03 14:24:27 -0700
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date March 30, 2015
Case Nos.: **2014-002639ENV**
Project Address: 2536 Clay Street
Zoning: RH-2 (Residential – House, two family)
40-X
Block/Lot: 0611/010
Date of Review: 11/11/2014 (Supplemental Information Form)
March 6, 2015 (Part II)
Staff Contact: Justin Greving (Preservation Planner)
(415) 575-9169
justin.greving@sfgov.org

PART II: PROJECT EVALUATION

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property at 2536 Clay Street is a two-story over garage wood-frame single-family residence located mid-block on the north side of the street between Fillmore and Steiner streets, in the Pacific Heights neighborhood. The subject property is eligible for listing in the California Register.

2536 Clay Street was previously identified as a historical resource in *Here Today*, which has been adopted by the City and County of San Francisco as a local register. The subject property was also surveyed in the DCP 1976 Survey. Planning Department Staff find that the subject property is eligible for listing in the California Register under Criterion 3 for its architecture.

2536 Clay Street was constructed in 1874 in the Italianate architectural style and features a prominent stacked bay window and an off-center entrance on the primary façade (south elevation). A bracketed cornice wraps all elevations visible from the street while window surrounds are detailed with encased columns and a molded stringcourse panel. The primary entrance features an entry porch supported by chamfered Corinthian columns. The secondary (east) elevation features a stacked bay window with a second floor boxed bay. A side driveway along the east elevation leads to the rear yard. A small section of landscape in front of the house adjacent to the front staircase is enclosed with a wrought iron fence and contains a low hedge and a small tree.

Exterior character-defining features of 2536 Clay Street include:

- General massing of the Italianate building featuring an off center entrance and stacked canted bay window along the primary elevation, and stacked bay window on secondary elevation

- Materials of clapboard siding, wood windows and architectural finishes
- Elaborate decorative detailing including prominent bracketed cornice line, denticulated stringcourse along bay windows and primary entry, pedimented window above primary entrance
- Size, shape, location, and dimensions of original arched wood double-hung windows on the primary elevation, and on secondary elevations visible from the street
- Off center entrance and entry porch supported by chamfered columns and Corinthian capitals

The subject property is a "Category A.2 – Historical Resources" (Resources listed on adopted local registers, and properties that have been determined to appear or may become eligible, for the California Register) properties for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

Proposed Project

☐ Demolition

☒ Alteration

Per Drawings Dated: 2/24/2015 by Mitchell Benjamin Architects

Project Description

The subject property at 2536 Clay Street is a two-story over basement Italianate residence constructed in 1874. The proposed project includes a two-story addition to the building along rear and secondary elevations. The addition adds approximately 494 square feet to the building envelope and includes conversion of the ground floor garage space into habitable living space as well as interior alterations to the upper floors. The addition will be visible from the street at the east elevation and will feature one bay of windows above a ground floor garage door. This addition is set back from the front building wall approximately 31 feet and is 3 and a half feet lower than the parapet of the original building.

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

- ☒ The project will not cause a significant adverse impact to the historic resource as proposed.
- ☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

- ☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.
- ☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

Staff finds that the proposed project would not cause a significant adverse impact to a historic resource such that the significance of a historic resource would be materially impaired. The proposed project includes the retention of the character-defining features of the subject property at 2536 Clay Street and the resulting project would not materially impair the significance of the eligible historic resource. Although the surrounding neighborhood was not evaluated to determine if there was a California Register eligible historic district, if a district is later identified, the proposed project would not have an impact.

The following is an analysis of the proposed project per the applicable *Secretary of the Interior Standards for Rehabilitation* (Secretary's Standards):

Standard 1

A property will be used as it was historically or be given a new use that require minimal change to its distinctive materials features, spaces, and spatial relationships.

The proposed project will be used as a single-family home as it was historically. No change in use is proposed.

Therefore, the proposed project complies with Rehabilitation Standard 1.

Standard 2

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The proposed project does not involve any work on the primary elevation except for the addition of two windows on the ground floor. All character-defining features including architectural detailing such as woodwork on the cornice and on window surrounds will be retained.

Therefore, the proposed project complies with Rehabilitation Standard 2.

Standard 3

Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The proposed project involves the addition to the building envelope that is publicly visible, however detailing of the addition will be compatible with the historic character of the building. Overall, the changes will not create a false sense of history and no conjectural features will be added. The addition will not replicate the architectural detailing of the original building and will not read as a part of the original construction.

Therefore, the proposed project complies with Rehabilitation Standard 3.

Standard 5.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The proposed project includes the retention of the character-defining features of the building, including historic windows and all exterior features. The proposed project will not alter the distinctive materials, features, finishes and craftsmanship that characterize the property.

Standard 6.

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The proposed project includes the retention and repair of the historic arched wood-frame double hung windows on the primary and secondary elevations visible from the public right of way. Character-defining features will be repaired rather than replaced.

Therefore, the proposed project complies with Rehabilitation Standard 5.

Standard 9.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed project involves an addition to the building envelope that is visible from the public right of way as well as installation of a garage. The addition is set back substantially from the street behind the bay window on the secondary elevation, and will thus be minimally visible from the street. The addition will be similar in massing but will be slightly lower than the parapet of the historic building so that it reads as separate but compatible. Materials of the new addition will be similar in character to the historic building but will be differentiated slightly so they are understood as contemporary. The clapboard siding of the addition will be slightly wider than the historic siding and new windows will be wood but will have simpler detailing on window surrounds. The proposed garage will contain a wood garage door that will be minimally detailed. As such the addition will be minimally visible from the street and will provide a clear distinction between the historic building and the contemporary but compatible addition.

Therefore, the proposed project complies with Rehabilitation Standard 9.

Standard 10.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed project will not alter the overall form and integrity of the historic property and if removed in the future, all character-defining features of the building would be unimpaired.

Therefore, the proposed project complies with Rehabilitation Standard 10.

Summary

The Department finds that the project is consistent with the *Secretary of the Interior Standards for Rehabilitation (Standards)*.

As currently proposed, the project will not have a significant adverse impact upon a historic resource, as defined by CEQA.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: *Tina Tam*

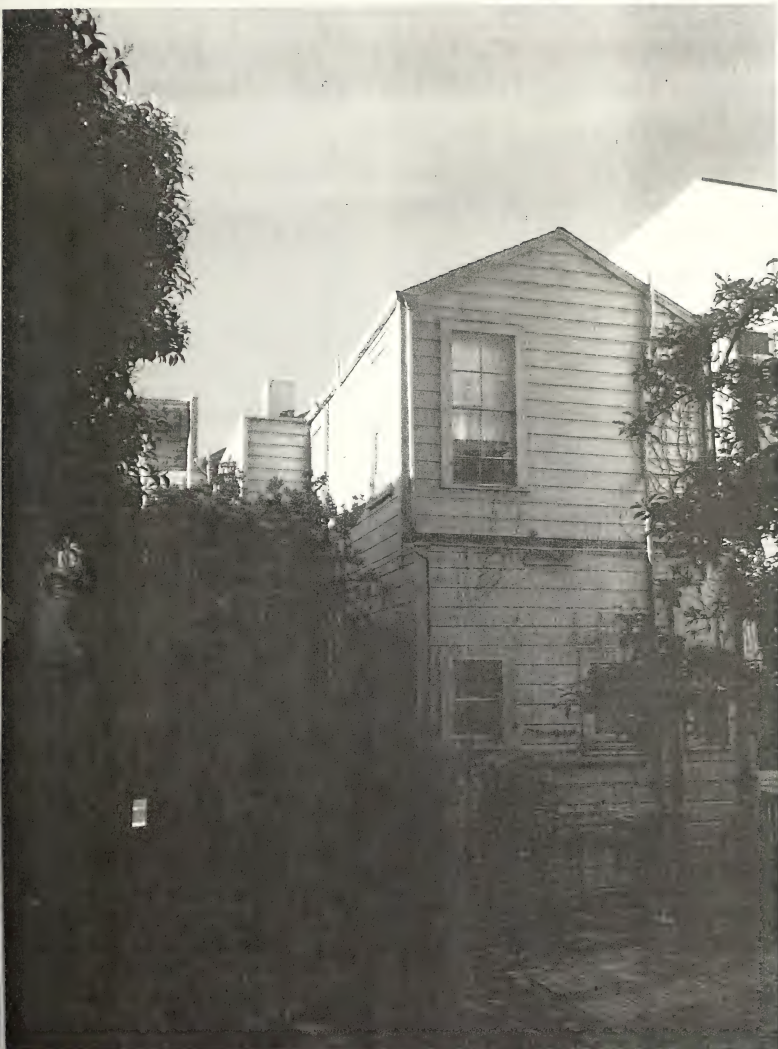
Date: *3-31-2015*

Tina Tam, Senior Preservation Planner

North side of Clay Street



arrow indicates subject building



REAR VIEW OF BUILDING



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
3234-3236 Clay St.		0998/008
Case No.	Permit No.	Plans Dated
2014.0784E		3/19/2014 + 4/9/2015
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction ☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Add garage to existing building. 9-foot wide wood garage door with vertical panels and shallow segmented arch per plans dated 4/9/2015 for revised garage door opening design.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.*

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>

☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	
Archeo clearance 6/5/14.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☐	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☒	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☐	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Allison Vandercire		Signature or Stamp: Allison Vandercire 4/9/2015
Project Approval Action: Select One Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required. CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

APR 29 2015

CEQA Categorical Exemption Determination

SAN FRANCISCO
PUBLIC LIBRARY

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
44 Glover St.		0151/043
Case No.	Permit No.	Plans Dated
2014.0767E		4/17/2014
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction ☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Raise building ~3 feet to add garage and new foundation; add outdoor steps; add third story.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.*

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>

☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading—including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☒	Category A: Known Historical Resource. GO TO STEP 5.
☐	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☒	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☒	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☒	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☒	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☒	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☒	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☒	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments): As outlined in Case # 2014-0767E, HRER.
☐	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): _____
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Lily TEGAZO 04.15.15	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Lily TEGAZO	Signature or Stamp: Lily TEGAZO 04.15.15
	Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date October 2, 2014
Case No.: 2014.0767E
Project Address: 44 Glover Street
Zoning: RH-2 (Residential House, Two-Family)
40-X Height and Bulk District
Block/Lot: 0151/043
Date of Review: September 22, 2014 (Part I)
Staff Contact: Lily Yegazu (Preservation Planner)
(415) 575-9076
lily.yegazu@sfgov.org

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PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The subject property at 44 Glover Street is a rectangular-shaped, down-sloping lot, measuring 23-feet by 60-feet and located on the north side of Glover Street between Jones and Leavenworth Streets in the Russian Hill neighborhood of San Francisco. The property is located within an RH-2 (Residential-House, Two Family) Zoning District and a 40-X Height and Bulk District.

The subject property is improved with a one-story over basement, single-family, wood frame building clad in shiplap siding with a flat roof. Pursuant to the 1899 Sanborn map, the subject property was developed with a single-family residence, however this structure was destroyed in the 1906 Earthquake and Fire. The current residence was constructed in 1908. The subject structure was remodeled and redesigned in the Second Bay Tradition architectural style by Master Architect Henry Hill in 1947 and 1951. Notable historic features of the building include its simple design with horizontal orientation; wood siding; its small scale, a decorative bracketed cornice; a high parapet. Known alterations to the exterior of the property that are notable as well include the large expanse of wood-sash ribbon windows, its open-plan, its emphasis on indoor-outdoor living spaces; and modern, simple recessed entry, all design by Henry Hill in 1947 and 1951.

Building permit records indicate that the building has been altered over time, including the above mentioned exterior and interior remodel by Henry Hill in 1947 and 1951 respectively; Additional building permits include: the original permit to build a one-story-with-basement flat (1908); erect five room flat on present building which was planned as two flats (1913); and to underpin the west foundation wall (1966).

Pre-Existing Historic Rating / Survey

The subject property is not listed on any local, state or national registries. The subject property is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (listed as 1907 by the San Francisco Assessor).

The subject building at 44 Glover Street was included in the Department's 1976 Architectural Survey with a summary rating of "0" (on a scale that ranged from a "high" score of "+5" to a "low" score of "-2"). The 1976 Architectural Survey did not include evaluations of potential historic districts.

Neighborhood Context and Description

The subject property is located in the Russian Hill neighborhood of San Francisco which is generally considered to be bordered by Van Ness Avenue to the west, Pacific Avenue to the south, Bay Street to the north and Mason Street to the east. The immediate area surrounding the subject property at 44 Glover Street consists of structures built between 1907 and 1991 and range from one-story to 5-stories in height. The area also exhibits a variety of architectural styles with most of the structures built to the front property lines. Some properties feature elevated entrances accessed via stairs and planters or retaining walls in the front yard setback areas.

The Russian Hill neighborhood, which is home to some of the oldest pre-1906 cottages in the city, included dense rows of post-quake Edwardian flats, elaborate Moorish Revival movie palaces and towering modern apartment buildings. Until the 1880s, the northernmost block of Russian Hills' summit remained vacant, largely as a result of the sheer bluffs that cut off the block from anatomy of the surrounding streets. During the 1880s and 1890s, the Summit became the birthplace of the Bay Region Tradition of architecture, a Western Variant of the Eastern Shingle Style. Following the 1906 Earthquake and Fire, the bohemian traditions of the 1890s continued on into the twentieth century. The surrounding streets, particularly toward the south and west to Van Ness were quickly reconstructed with dense rows of wood-frame flats and apartment buildings designed in a variety of styles. Following this rapid reconstruction, the surrounding blocks filled up with working-class residents of various ethnic and religious groups and diverse trade affiliations. The higher elevations remained somewhat more desirable, resulting in the construction of more elaborate and expensive apartment buildings closer to the summit.

Russian Hill was almost entirely reconstructed within five years of the disaster. The 1913-15 Sanborn Map reveals that most of Russian Hill was solidly reconstructed and there was not much physical change until the late 1920s, when developers began constructing several high-rise concrete apartment buildings in the area. The 1920s also witnessed the construction of a booming commercial district on Upper Polk Street. Between the late 1920s and early 1960s, Russian Hill remained largely unchanged physically. During the Depression and the Second World War, very little new construction occurred. As the post-quake apartment buildings erected in the years immediately following 1906 aged, many owners began to remodel. During the 1930s and 1940s, many buildings were either partially or fully stripped of their original siding and were covered in stucco. Other buildings were more systemically remodeled in the Art Deco or Streamline Moderne styles.

The 1960s witnessed one of the greatest periods of changes on Russian Hill with a half-dozen major buildings constructed. From the early 1970s through the early 2000s, Russian Hill has undergone relatively few physical changes.

44 Glover Street is located near the following National Register listed Districts: Russian Hill Vallejo Street Crest historic district and Russian Hill – Paris Block; but is not contained within the boundaries of the districts nor does it share the themes of significance for each district. It should be noted that the immediate blocks surrounding the site have not been formally surveyed.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☒ Yes ☐ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: c. 1947 – c. 1951	Period of Significance: ☐ Contributor ☐ Non-Contributor

Preservation staff concurs with the information provided in the Historic Resources Evaluation (HRE) prepared by Tim Kelley Consulting, LLC (dated February 2014) and based on the information provided in the said HRE as well as information found in the Planning Department files, Preservation staff finds that the subject building is eligible for inclusion on the California Register as an individual resource under Criteria 3.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

To be eligible under the event Criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. Staff finds that the subject building does not have a specific association such that it would qualify individually under this criterion. Specifically, constructed in 1908, the property is associated with the post 1906 Earthquake and Fire rebuilding period within the Russian Hill neighborhood with significant later alterations and as such the subject residence does not have specific association with this period of development that would make it eligible for inclusion on the California Register under Criterion 1. Therefore, 44 Glover Street is not eligible under Criterion 1.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

The property was constructed for owner Gustave Heiden who purchased the property from Mary Chebukar. Subsequent owners include his wife Olga; John and Julia Da Valle, John and Sara Clyde,

Chester and Lily Look, Henry Hong (married to Lily Look after the death of Chester Look), Donna Look and Wendy Marchesi, Kevin Michael Farnham, and the current property owners.

Based on review of the Historic Resources Evaluation prepared by Tim Kelley LLC, subsequent research, and Planning Department records, no persons of known historical significance appear to have been associated with the subject building. Therefore, 44 Glover Street is not eligible for listing in California Register under Criterion 2 either individually or as part of a historic district.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

The property at 44 Glover Street is a one-story over basement, single-family, wood frame residence that was remodeled in the Second Bay Traditional architectural style by Master Architect Henry Hill. Although, the building was constructed in 1908 during the height of the early development of the Russian Hill neighborhood, the building displays significant features from its Period of Significance, which is established as the 1947 remodel by Master Architect Henry Hill. The remodel resulted in modern building which expressed the principles of the Second Bay Tradition, a style Henry Hill is identified with. The remodeled building displays many of the characteristics of the style including its plain, simple or vernacular appearance; wood cladding; horizontal orientation; large expanses of ribbon windows; open-plan; and emphasis on indoor-outdoor living spaces. As such, the building is a good example of a local example of Second Bay Tradition architecture. In addition, the building is a good example of the work of a Master Architect. Therefore, the property is eligible for listing in the California Register under Criterion 3.

Based on information available in the Planning Department and a review of the surrounding neighborhood, the subject property at 44 Glover Street is individually eligible for inclusion in the California Register under Criterion 3 (Architecture), since the building does possess high artistic value, and individually embody distinctive characteristics of a type, period, region, or method of construction.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criterion typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

Since its initial construction in 1908 as a single-family residence, few documented alterations have occurred to the subject property except for significant alterations which include the exterior and interior remodel by Master Architect Henry Hill in 1947 and 1951 respectively in the Second Bay Traditional architectural style. This alteration establishes the Period of Significance of the building as 1947. Alterations after those made by Henry Hill were limited to underpinning the foundation wall in 1966 and no other major alterations have been done to the structure since. As such, the subject property at 44 Glover Street retains sufficient integrity to convey its significance as an individual historic resource.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Step C: Character Defining Features

The character-defining features of building at 44 Glover Street include but are not limited to:

- small scale comprised of one-story over basement level;
- simple design with horizontal orientation of windows and sidings;
- narrow plank wood siding;
- decorative bracketed cornice;
- high parapet;
- large expanse of wood-sash ribbon windows;
- modern and simple recessed entry; and
- emphasis on indoor-outdoor living spaces with open interior floor plan.

CEQA Historic Resource Determination

- ☒ Historical Resource Present
- ☒ Individually-eligible Resource
- ☐ Contributor to an eligible Historic District
- ☐ Non-contributor to an eligible Historic District
- ☐ No Historical Resource Present

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam

Tina Tam, Senior Preservation Planner

Date: 10-2-2014

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date April 15, 2015
Case No.: 2014.0767E
Project Address: 44 Glover Street
Zoning: RH-2 (Residential House, Two-Family)
40-X Height and Bulk District
Block/Lot: 0151/043
Date of Review: October 2, 2014 (Part I)
Staff Contact: Lily Yegazu (Preservation Planner)
(415) 575-9076
lily.yegazu@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART II: PROJECT EVALUATION

Proposed Project ☐ Demolition ☒ Alteration

Per Drawings Dated: September 15, 2014 by Randolph Designs

Project Description

The proposal is to construct an approximately 625-square-foot addition to existing 2,335-square-foot single family residence for a total of 2,960 square feet. The new square footage includes a one-story vertical addition, setback 13-feet 11-inches from the face of the building (15-feet 3-inches from face of the projecting parapet) with a stair case leading to a roof deck above that will be setback 4-feet 11-inches from the face of the building (6-feet 2-inches from the face of the projecting parapet). The new addition will house a master suite and will have a set of glazed double folding doors, along the front and rear façade. The addition, including the staircase leading to the roof deck above will be finished with sheet metal siding. The new addition will also provide roof deck areas along the front and the rear portions of the addition as well as a third level deck that will be setback 17-feet 4-inches from the face of the building (18-feet 7-inches from the face of the projecting parapet). All proposed roof decks will be enclosed with railings finished in sheet metal siding, matching those proposed for the new addition. The existing building will be painted gray (Benjamin Moore, Street Chic CSP-45).

A new single-car garage is also proposed at the basement level, resulting in the removal of some of the existing shiplap siding. The garage addition will result in raising of the entire structure approximately 3-feet 3-inches. A new concrete foundation will be constructed to support the building and a new cast-in-place concrete wall will be utilized at the infilled area where the building is raised. New shiplap siding, matching existing will be used on the pedestrian access door along the west edge of the building and the new garage door. In addition, new concrete steps will be provided leading to the raised first floor level

with portions (approximately 1.6-feet) encroaching onto the public right-of-way. The existing brick threshold leading to the recessed entry will be retained.

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

- ☒ The project will not cause a significant adverse impact to the historic resource as proposed.
- ☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

- ☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.
- ☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

Staff concurs with the findings in the Historic Resources Evaluation (HRE) prepared by Tim Kelley Consulting, LLC (dated February 2014) and finds that the proposed project would not cause a significant adverse impact to a historic resource such that the significance of a historic resource would be materially impaired. The proposed project includes a vertical addition to provide a new master suite and raising the existing building to accommodate a new one-car garage. In addition, roof decks at the second and roof levels will be provided augmenting the existing 184 square feet (23-feet x 8-feet) backyard. As fully detailed on the site line analysis drawings provided on the plans submitted, the vertical additions will be setback to ensure none of these additions will be visible from the public right-of-way. The alteration that is visible from the public right-of-way is limited to the raising the building and the associated infill construction including steps. As such the resulting project would not materially impair the significance of a known historic resource and will not alter its character-defining features.

The following is an analysis of the proposed project per the applicable *Secretary of the Interior Standards for Rehabilitation* (Secretary's Standards):

Standard 1

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The project site will be used for its historic purpose (residential use). The proposed vertical addition will not be visible from the public right-of-way due to the setback provided and the height of the two adjacent buildings. Although raising the existing structure to accommodate a new one-car garage is a scope of work that is visible from the public right-of-way, this alteration will not substantially alter the historic small scale and massing of the existing building. Specifically, the building will only be raised approximately 3-feet 3-inches and the vertical additions will be setback to not be visible from the public right-of-way so that the building height at the front will still be shorter than the two adjacent buildings

and the perceived massing will still read as small scale. As such, the proposed alteration to provide additional habitable space and accommodate a new one-car garage will not alter features that characterize the existing historic buildings.

Therefore, the proposed project complies with Rehabilitation Standard 1.

Standard 2.

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The proposed project includes the addition of approximately 625 square feet, second-story master bedroom suite, and second and third floor roof decks to an existing one-story plus basement structure. The proposed alterations will retain the majority of the alterations done to the primary façade and interior by Master Architect Henry Hill. Specifically, the visible changes are limited to raising the structure approximately 3-feet 3-inches to accommodate a new garage while maintaining the existing simple form and proportion of the resource building. These changes will not result in the loss of distinctive features that characterize the property including the small scale massing of the existing historic property.

Therefore, the proposed project complies with Rehabilitation Standard 2.

Standard 9.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed project includes a vertical addition with decks along the front, rear and at the roof level of the new addition. The existing interior and exterior was a previous alteration to the property by Master Architect Henry Hill and is considered a character-defining feature of the building. The new addition is one-story in height and set back from the primary façade approximately 13-feet 11-inches with the stair portion setback 4-feet 11-inches from the face of the building. The addition including roof deck enclosure raises approximately 4-feet, 9-inches above the adjacent building to the east while still being approximately 2-feet 2-inches lower from the adjacent building to the west. The proposal also includes raising the existing building approximately 3-feet 3-inches while still retaining the small scale of the existing structure. As such, the proposed alteration will not alter the massing and scale of the historic resource in that the vertical addition will not be visible from the public right-of-way with the only alteration visible and perceived from the public right-of-way.

The proposed materials of the addition generally retain the historic integrity of the subject property and are compatible yet differentiated with the property's overall historic materials. Specifically, the new cast in place concrete wall infill and fiber reinforced cement board panels that will be painted to match the concrete will clearly differentiate the infill portion from the existing. These materials will read as subordinate to the existing shiplap siding on the building façade yet still be compatible due to the shades of gray color. The upper portion of the garage door will be finished with shiplap siding to continue the existing finish on the building façade. The sheet metal siding used to clad the vertical addition, as well as the stair and roof deck enclosures, although not visible from the public right-of-way, will clearly

differentiate the addition as new, compatible addition with modern finish materials. As such, the proposed project will not destroy historic materials or features that characterize the property and will create only minimal changes in its spatial relationships. The new work will be differentiated from the old by using modern materials while still being compatible with the historic materials, features, size, scale and proportion as well as massing of the property.

Therefore, the proposed project complies with Rehabilitation Standard 9.

Standard 10.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed project involves raising the existing building to accommodate a new garage, a one-story vertical addition and multi-level roof decks. Although the vertical additions are setback less than 15 feet from the face of the building, none of the proposed vertical additions are visible from the public right-of-way due to the narrow width of Glover Street (35-feet) and the height of the two adjacent buildings. As such, the existing small scale of the building will be retained with the only visible alteration from the public right-of-way being limited to raising the building approximately 3-feet 3-inches. Furthermore, the previous interior and exterior remodel by Master Architect Henry Hill, determined to be a character defining feature of the building and including the simple recessed entry, overall simple design and small scale of the structure, will be retained. As proposed, the alterations will not impact the proportion and scale of the façade and will not substantially alter the essential form and integrity of the historic property and the appearance of the publically visible façade.

Therefore, the proposed project complies with Rehabilitation Standard 10.

Summary

Overall, the Department finds the project to be consistent with the *Secretary of the Interior Standards for Rehabilitation (Standards)*, which emphasizes retention of character-defining features and sensitive change that minimally impact these features. As currently proposed, the project at 44 Glover Street will not have a significant adverse impact upon a historic resource, as defined by CEQA. The proposed vertical addition on the roof is not visible from the public right-of-way, including the upper level roof deck enclosure and stairs leading to it that are enclosed by sheet metal siding. The alteration visible from the public right-of-way is limited to raising of the structure approximately 3-feet 3-inches and addition of the garage which will not alter the overall perceived scale and massing of the resource building.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam
Tina Tam, Senior Preservation Planner

Date: 4-20-2015

cc: Vimaliza Byrd, Environmental Division/ Historic Resource Impact Review File

Site Photos

SUBJECT PROPERTY



Case Number 2014.0767E
44 Glover Street



SAN FRANCISCO PLANNING DEPARTMENT

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
2815 Polk St.		0478/003
Case No.	Permit No.	Plans Dated
2014.1552E		6/12/2014
☐ Addition/ Alteration	☒ Demolition (requires HRER if over 45 years old)	☒ New Construction ☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Demolish one-story single-family residence and construct three-story three-unit residential building.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☒	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i>Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☒	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i> If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading—including excavation and fill on a landslide zone—as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)</i>
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling Archeo clearance.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☐	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☒	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☒	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form dated 02.06.15 and signed on 04.20.15 by Tina Tan (copy attached).
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.				
☒	No further environmental review is required. The project is categorically exempt under CEQA.				
<table border="1"> <tr> <td>Planner Name: Lily YEGAZU</td> <td>Signature:  04.20.15</td> </tr> <tr> <td>Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</td> <td></td> </tr> </table>		Planner Name: Lily YEGAZU	Signature:  04.20.15	Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Planner Name: Lily YEGAZU	Signature:  04.20.15				
Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.					
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.					

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Preservation Team Meeting Date: _____ Date of Form Completion: 4/6/2015

PROJECT INFORMATION:		
Planner:	Address:	
Lily Yegazu	2815 Polk Street	
Block/Lot:	Cross Streets:	
0478/003	Chestnut and Francisco Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B - Potential Historic Resource	N/A	2014.1552E

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☐ Alteration	☒ Demo/New Construction

DATE OF PLANS UNDER REVIEW: June 12, 2014

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☒	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: EEA, plans by Project Sponsor.	
The proposed project entails the demolition of the existing one-story-over-basement single-family residence and construct a new three-story three-unit condominium building with basement level parking.	

PRESERVATION TEAM REVIEW:			
Historic Resource Present		☐ Yes	☒ No *
Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No
Period of Significance:		Period of Significance:	
		☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☐ Yes	☒ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

The subject property at 2815 Polk Street is a 27-foot wide by 85-foot deep lot located on the west side of the Polk Street, between Chestnut and Francisco Streets. The property is currently developed with a one-story-over-basement single-family residence.

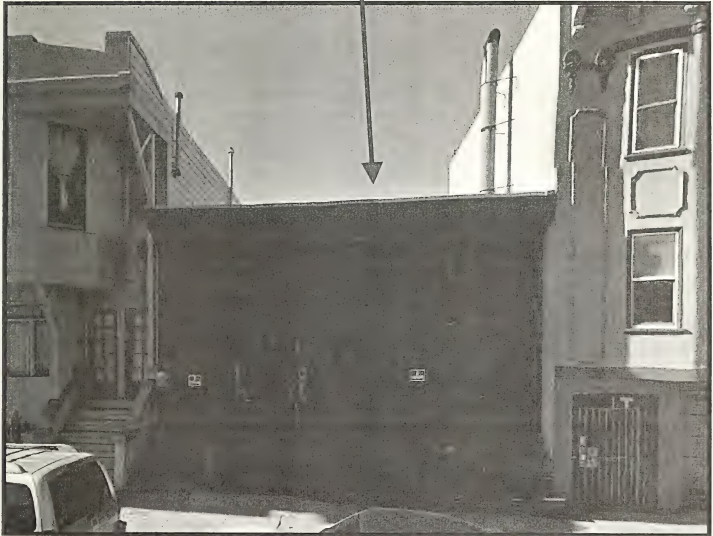
Constructed in 1914, the existing building on the subject property has been continuously occupied as a single-family residence and has been at its current location since 1914, retaining integrity of location. However, as fully detailed in the Historic Resources Evaluation (HRE) document prepared by Carey & Co. Inc (dated April 1, 2014), the existing structure does not appear to meet any of the eligibility criteria for listing on the California Register of Historical Resources. Specifically, the subject structure is not associated with historic events that have made a significant contribution to the broad patterns of local or regional history or any persons important to local, California or national history. Additionally, the architecture of the subject structure does not exemplify a specific style nor does it embody the distinctive characteristics of a type, period, region or method of construction and as evidenced by the building permit history the structure does not represent the work of a master or possess high artistic value. Furthermore, the structure has been remodeled in 1959 making it difficult to discern the original style of the house and has resulted in the building's integrity being compromised. Lastly, no potential historic district is identified in the vicinity of the subject property.

The Department concurs with Carey & Co. Inc. analysis included in the HRE that the subject site is not a resource and the one-story residence on the subject lot does not retain sufficient integrity to be considered a resource. As such, the Department defers to the recommendation from the Department's Residential Design Team (RDT) on the new project.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	4/20/2015

Site Photo

SUBJECT PROPERTY



Case Number 2014.1552E
2815 Polk Street



SAN FRANCISCO PLANNING DEPARTMENT

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APR 29 2015

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
5440 Anza Street		1499/016	
Case No.	Permit No.	Plans Dated	
2015-001488ENV	201408284945	6/2/2014	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Vertical and horizontal expansion of existing single-family home. Alterations include rear expansion on the first floor, a new third floor, and a new roof.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an <u>Environmental Planner</u>.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jenny Delumo	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE

TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form dated 4/20/2015
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Justin Greving	

Digitally signed by Justin Greving
DN: cn=Justin Greving, o=City of San Francisco, ou=City Planning, email=Justin.Greving@sf.gov, c=US

STEP 6: CATEGORICAL EXEMPTION DETERMINATION TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Justin A Greving	Signature: Justin Greving
	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Digitally signed by Justin Greving DN: cn=org, dc=sf.gov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Justin Greving, email=Justin.Greving@sf.gov, c=US Date: 2015.04.20 17:48:13 -0700
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Preservation Team Meeting Date:		Date of Form Completion	4/15/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Justin Greving	5440 Anza Street	
Block/Lot:	Cross Streets:	
1499/016	45th and 46th avenues	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2015-001488ENV

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	6/2/2014
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PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information for Historic Resource Determination prepared by Tim Kelley Consulting (dated 3/13/2015)	
Proposed Project: Vertical and horizontal expansion of existing single-family home. Alterations include rear expansion on the first floor, a new third floor, and a new roof.	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:	n/a	Period of Significance:	n/a	
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by Tim Kelley (dated 3/13/2015) and information found in the Planning Department files, the subject property at 5440 Anza Street contains a single-story over garage wood-frame single-family residence constructed in 1923 (source: assessor's record). 5440 Anza does not appear to have been constructed in any discernible architectural style and the only expressed detail is an ornamental parapet. The subject property was developed by Albert Bennett and the original owners were William and Ocie Hartwick. Known exterior alterations to the property include construction of a rear concrete retaining wall (1963), installation of vinyl siding to the primary façade and secondary elevations (2000), and reroofing (2000). Upon visual inspection it appears that the window on the primary façade may have also been replaced.

No known historic events occurred at the subject property (Criterion 1). Bennett appears to have developed a few properties in the Richmond district in the 1920s, however preliminary research indicates most of his developments were individual houses that were not of architectural importance. None of the owners or occupants have been identified as important to history (Criterion 2). The building is minimally detailed and is of no discernible architectural style. As such, 5440 Anza is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Outer Richmond neighborhood within blocks that were originally developed as "Sutro Heights Park" by Lyon & Hoag during the early 1920s. Sutro Heights Park extended from 44th to 46th avenues between Anza Street and Geary Boulevard, and were largely developed between 1922 and 1923. Despite their uniform construction dates, the buildings are not of a consistent architectural type or style overall and it may have been up to buyers to develop their individual lots. While there are decorative brick tile markers that delineate this early twentieth century Outer Richmond development, the neighborhood does not have a cohesive character of architecturally related houses.

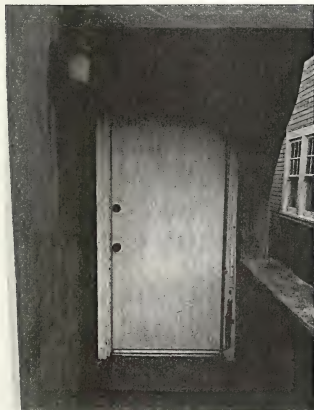
Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Dma Ja</i>	4/20/2015

Photographs of Subject Property



Primary façade, 5440 Anza Street.



Detail, primary entrance.



Detail, pillar at sidewalk.



SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

APR 29 2015

SAN FRANCISCO
PUBLIC LIBRARY

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
255 28th Street		6614/035	
Case No.	Permit No.	Plans Dated	
2015-003320ENV	201503160920/201503160933	No date	
☐ Addition/ Alteration	☒ Demolition (requires HRER if over 45 years old)	☒ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Demolition of existing single-family, two-story residential building and construction of new single-family, four-story residential building. The project would result in an approximately 40-foot-tall, 5,089-gross-square-foot home with two off-street parking spaces and one bicycle parking space. ..			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.

☐	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☒	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jenny Delumo	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Facade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: <u>4/20/2015</u> (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Justin Greving	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER**

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Justin A Greving Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Justin Greving Digitally signed by Justin Greving DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Justin Greving, email=Justin.Greving@sfgov.org Date: 2015.04.20 17:24:13 -07'00'
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	

CATEX FORM

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	4/8/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Justin Greving	255 28th Street	
Block/Lot:	Cross Streets:	
6614/035	Sanchez and Church streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2015-003320ENV

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☐ Alteration
		☒ Demo/New Construction	

DATE OF PLANS UNDER REVIEW:	received March 18, 2015
------------------------------------	-------------------------

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historical Resource Evaluation prepared by Tim Kelley Consulting (dated November, 2014)	
Proposed Project: Demolition (e) single-family, 2-story residential building and construction of (n) single-family, 4-story residential building. The project would result in an approx. 40-ft-tall, 5,089-gross-sq-ft home with 2 off-street and 1 bicycle parking.	

PRESERVATION TEAM REVIEW:			
Historic Resource Present		☐ Yes	☒ No *
		☐ N/A	
Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No
Period of Significance:	n/a	Period of Significance:	n/a
		☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Historic Resource Evaluation (HRE) prepared by Tim Kelley (dated November, 2014) and information found in the Planning Department files, the subject property at 255 28th Street contains single-story over garage wood-frame single-family residence constructed in 1889 (source: California Architect and Building News). The property was constructed originally by Robert Bergfeld, who also built the neighboring property to the west. The original owner and occupant was Herman Matthies, who held a variety of occupations including restaurant and saloon owner, and shoemaker. Known exterior alterations to the property include a rear addition for a kitchen and bathroom (1932), front room expansion and stuccoing of the primary façade (1936), and repairs to correct fire damage that likely included window replacement and reroofing (1965). Visual inspection reveals there is very little visible exterior building fabric from 1889.

No known historic events occurred at the subject property (Criterion 1). Robert Bergfeld appears to have been a smalltime contractor that built a number of residential buildings in Noe Valley, none of which have been identified as historical resources. Although Bergfeld later took over a Napa Valley winery it is unlikely that his importance in the wine industry would be directly related to his Noe Valley developments. None of the owners or occupants have been identified as important to history (Criterion 2). Despite its early construction date, 255 28th Street was not the earliest residence on the block, nor does it retain any visual connection to this early period of construction due to a substantial number of alterations and additions to the primary façade. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. 255 28th Street is located in the Noe Valley neighborhood on a block that was once anchored by the Rita Theater. The subject block contains some large Edwardian apartment buildings and earlier Queen Anne residences, as well as later infill from the mid-twentieth century. Altogether the block does not contain a significant concentration of aesthetically unified buildings or related period of construction.

Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	4/20/2015

HISTORICAL RESOURCE EVALUATION PART 1

255 28TH STREET

SAN FRANCISCO, CALIFORNIA



TIM KELLEY CONSULTING, LLC

HISTORICAL RESOURCES

2912 DIAMOND STREET #330

SAN FRANCISCO, CA 94131

415.337-5824

TIM@TIMKELLEYCONSULTING.COM



SAN FRANCISCO PLANNING DEPARTMENT

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Certificate of Determination Exemption from Environmental Review

Case No.: 2013.1238E
Project Title: 1238 Sutter Street
Zoning: RC-4 (Residential-Commercial, High Density) Use District
Van Ness Automotive Special Use District
130-V Height and Bulk District
Block/Lot: 0670/011
Lot Size: 4,826 square feet
Project Sponsor: Juancho C. Isidoro Jr., D-Scheme Studio
(415) 252-0888
Staff Contact: Laura Lynch - (415) 575-9045
Laura.lynch@sfgov.org

1650 Mission St.
Suite 400
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CA 94103-2479

Reception:
415.558.6378

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Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The project site is located midblock on a regularly shaped through-lot with frontages on Sutter and Fern Streets. The project site is on a block bounded by Fern Street to the north, Sutter Street to the south, Polk Street to the east and Van Ness Avenue to the west, within the Downtown/Civic Center neighborhood. The proposed project would preserve the façade fronting Sutter Street of the existing building and construct a nine-story, 86-foot-tall, 43,943 square-foot (sf) residential and commercial building.

EXEMPT STATUS:

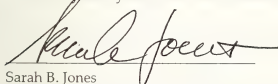
Categorical Exemption, Class 32 (California Environmental Quality Act (CEQA) Guidelines Section 15332)

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.


Sarah B. Jones
Environmental Review Officer

April 20, 2015
Date

cc: Juancho C. Isidoro Jr., Project Sponsor Historic Preservation Distribution
Sara Vellve, Current Planner Virna Byrd, M.D.F.
Gretchen Hilyard, Preservation Planner Supervisor David Chiu, District 3

PROJECT DESCRIPTION (continued):

The project site (block 0670/lot 011) currently contains a one-story, 4,380 sf commercial building built in 1932. The project site has frontages on both Fern and Sutter Streets. Sutter Street consists of a number of mixed-use residential and commercial uses including restaurants and neighborhood and regional retail services. In addition, the project is adjacent to the historic American Pacific Enterprises building located at 1244 Sutter Street. Fern Street is an alley running from Van Ness Avenue to Polk Street that contains on-street parking and access to the existing commercial use.

The proposed mixed-use building would provide up to 37 residential units (33,943 sf) and two retail spaces (4,250 sf). One two-story retail space would front Sutter Street and a smaller ground-floor retail space would front Fern Street. The proposed project would also propose sidewalk improvements along the Fern Street frontage including sidewalk widening and new planters. The building would include a mix of studios and one-to-two-bedroom units. The project would involve approximately 537 cubic yards of soil disturbance. The proposed building would include 51 Class I bicycle parking spaces located at the ground floor and accessible from Fern Street. Two Class II bicycle parking spaces would be added on the Sutter Street sidewalk. No on-site vehicle parking would be provided.

Project Approvals

The proposed project would require the following approvals:

- **Conditional Use Authorization** (*Planning Commission*). The proposed project would require a conditional use authorization pursuant to Planning Code Section 253.2(a) for proposing a building with a height exceeding 50 feet.
- **Variance** (*Zoning Administrator*). The proposed project would require a variance from Planning Code Sections 134 – Rear Yard and 145.1 – Street Frontage and Active Uses,
- **Site Permit** (*Department of Building Inspection*) (DBI). The proposed project would require approval from DBI for a site permit.
- **Demolition Permit** (*Department of Building Inspection*) (DBI). The proposed project would require approval from DBI for a demolition permit.
- **Encroachment Permit** (*Department of Public Works*) (DPW). The proposed project would require approval from DPW for the Class II bicycle parking, street trees and the proposed sidewalk widening along Fern Street.

Approval Action: The proposed project is subject to notification under Section 306.3 of the Planning Code. The Planning Commission Hearing associated with the Conditional Use Application would constitute the Approval Action for the project. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

REMARKS:

California Environmental Quality Act (CEQA) State Guidelines Section 15332, or Class 32, provides an exemption from environmental review for in-fill development projects which meet the following conditions:

- a) *The project is consistent with applicable general plan designations and policies as well as with applicable zoning designations.*

The *San Francisco General Plan*, which provides general policies and objectives to guide land use decisions, contains some policies that relate to physical environmental issues. The proposed project would not conflict with any such policy. The project site is located within the Residential-Commercial, High Density (RC-4) Use District and 130-V Height and Bulk district in the Downtown/Civic Center neighborhood of San Francisco. The proposed project would introduce new retail and residential uses to the site; these uses are principally permitted within the designated RC-4 use district. The project would require Conditional Use Authorization pursuant to Planning Code Section 253.2(a) for proposing a building with a height exceeding 50 feet. The proposed project would require variances from Planning Code Sections 134 – Rear Yard and 145.1 - Street Frontage and Active Uses. Section 305 of the Planning Code allows for certain projects to receive variances from the strict application of quantitative standards of the Planning Code. The granting of these variances and the conditional use authorizations would be determined by the Planning Commission and the Zoning Administrator; approval of these variances and conditional uses would be consistent with all applicable zoning and general plan policies. Thus, the proposed project is consistent with all *General Plan* policies and designations and the applicable zoning designation.

- b) *The development occurs within city limits on a site of less than five acres surrounded by urban uses.*

The 0.11-acre (4,826 sf) project site is located within a fully developed area of San Francisco. The surrounding uses are primarily commercial and residential. Therefore, the proposed project would be properly characterized as in-fill development of less than five acres, completely surrounded by urban uses.

- c) *The project site has no habitat for endangered, rare or threatened species.*

The project site is located within a fully developed urban area, occupied by an existing commercial building, with no landscaping. No contiguous and substantial habitat for any rare or endangered plant or animal species is located near or on the project site or within the project site vicinity.

- d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

Traffic. The project site is located on the north side of Sutter Street, on the block bounded by Fern Street to the north, Polk Street to the east and Van Ness Avenue to the west, within the Downtown/Civic Center

neighborhood. As set forth in the Planning Department's *Transportation Impact Analysis Guidelines for Environmental Review* (Transportation Guidelines), the Planning Department evaluates traffic conditions for the weekday PM peak period to determine the significance of an adverse environmental impact. Weekday PM peak hour conditions (between the hours of 4 PM to 6 PM) typically represent the worst-case conditions for the local transportation network. Using the Transportation Guidelines, the proposed project at 1238 Sutter Street would generate an estimated 318 average daily person-trips. Of the 318 average daily person-trips generated by the proposed project, there would be approximately 55 PM peak hour person-trips. These PM peak hour person-trips would be distributed among various modes of transportation, including 10 automobile trips, 12 transit trips, 30 walking trips, and three trips by other means, which includes bicycles and motorcycles.¹

The minimal increase in daily automobile person-trips generated by the proposed project would not substantially contribute to traffic delays at local intersections. Traffic impacts associated with the proposed project during the PM peak hour would not be a substantial increase relative to the existing capacity of the surrounding street system. Therefore, the proposed project would not cause an increase in traffic that could not be accommodated by the existing infrastructure capacity, and thus would not result in significant adverse traffic-related impacts.

Transit. The project site is located in an area well-served by transit. Specifically, the project site is within one-quarter mile of transit stops for Muni routes 1-California, 2-Clement, 3-Jackson, 19-Polk, 27-Bryant, 38-Geary, 38L-Geary Limited, 47- Van Ness, 49 Mission/Van Ness and 76X-Marin Headlands Express. In addition, Golden Gate Transit lines 10, 54, 70, 80, 93, 101 and 101X are within one-quarter mile from the project site. The existing commercial use generates approximately 10 daily PM peak hour transit trips and the proposed project would generate 11 additional PM peak hour transit trips. The proposed project's transit trips would be accommodated by the existing transit network. In addition, the proposed project does not include any off-street vehicular parking and the existing curb cut would be removed; thus, there would be no vehicular conflict with existing transit lines.

Pedestrian. The proposed project would not provide any vehicular access to the proposed project, in addition the existing 10 foot curb cut on Fern Street would be removed and additional streetscape improvements would occur. The existing commercial use produces approximately 21 PM peak hour pedestrian trips, and the proposed project would add approximately 29 PM peak hour pedestrian trips. The minimal increase of 29 PM peak hour pedestrian trips generated by the proposed project would not substantially overcrowd sidewalks in the project vicinity or otherwise interfere with pedestrian accessibility to the site and adjoining areas. Therefore, as a result of the proposed project, pedestrian-related impacts would be less than significant.

Bicycle. Three bicycle routes (#16, #25, and #310) are within a half-mile of the project site. Bicycle Route #16 is located along Sutter Street. The proposed project would comply with *Planning Code* Section 155.2.11 by providing 51 new Class I and two Class II bicycle spaces. The minimal increase in bicycle trips would be accommodated by the existing bicycle network. The project would not add any new curb cuts to streets

¹ Mode split data for the uses were obtained from the Guidelines for Census Tract 120 and for Superdistrict 1, where the project site is located. Please note that these numbers have been rounded to the nearest whole number.

containing an existing bicycle network and would not create potentially hazardous conditions for bicyclists. Therefore, as a result of the proposed project, bicycle impacts would be less than significant.

Loading. The proposed project would not add or eliminate loading zones. *Planning Code* Section 152 would not require any off-street freight loading zones for the proposed project. Based on the Planning Department's Guidelines for residential and commercial use trip rates, the proposed project would have a daily loading demand of 0.07 trucks per hour, and 0.09 trucks during the hours of 10am to 1pm. Given the low loading demand for the proposed project, on-street loading would occur at Fern Street where the traffic volume is less than Sutter Street. Therefore, loading impacts would be less than significant.

Emergency Access. Existing streets or access to public use areas would not be impaired as a result of the proposed project. Therefore, the proposed project would not result in a significant impact related to emergency vehicle access.

Construction Traffic. Construction would last approximately 16 months (64 weeks), assuming work would occur five days per week. Construction impacts would be predominantly limited to the project site, and would be temporary and limited in duration. Construction-related traffic impacts would be less than significant as a result of the proposed project.

Parking. *Public Resources Code* Section 21099(d), effective January 1, 2014, provides that, "aesthetics and parking impacts of a residential, mixed-use residential, or employment center project on an infill site located within a transit priority area shall not be considered significant impacts on the environment." Accordingly, aesthetics and parking are no longer to be considered in determining if a project has the potential to result in significant environmental effects for projects that meet all of the following three criteria:

- a) The project is in a transit priority area;
- b) The project is on an infill site; and
- c) The project is residential, mixed-use residential, or an employment center.

The proposed project meets each of the above three criteria and thus, this determination does not consider the adequacy of parking in determining the significance of project impacts under CEQA.² The Planning Department acknowledges that parking conditions may be of interest to the public and the decision makers. Therefore, this determination presents a parking demand analysis for informational purposes.

Per the requirements of Section 151.1 of the *Planning Code*, nine off-street parking spaces are required. The Transportation Guidelines determined that parking demand for the proposed project would be 46 off-street spaces. The proposed project would not provide any off street vehicle parking and would instead provide bicycle parking. Therefore, the proposed project would have an unmet parking demand of 46 off-street parking spaces. Regardless, the proposed project would not result in a substantial parking deficit

² Transit-Oriented Infill Project Eligibility Checklist for 1238 Sutter Street, March 7, 2014. This document is on file and available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.1238E.

that would create hazardous conditions or significant delays affecting traffic, transit, bicycles or pedestrians; at this location, the unmet parking demand could be accommodated within existing on-street and off-street parking spaces within a reasonable distance of the project vicinity. Additionally, the project site is well served by public transit and bicycle facilities. Therefore, any unmet parking demand associated with the project would not materially affect the overall parking conditions in the project vicinity such that hazardous conditions or significant delays affecting traffic, transit, bicycles or pedestrians are created.

Parking conditions are not static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel. While parking conditions change over time, a substantial deficit in parking caused by a project that creates hazardous conditions or significant delays to traffic, transit, bicycles or pedestrians could adversely affect the physical environment. Whether a deficit in parking creates such conditions will depend on the magnitude of the shortfall and the ability of drivers to change travel patterns or switch to other travel modes. If a substantial deficit in parking caused by a project creates hazardous conditions or significant delays in travel, such a condition could also result in secondary physical environmental impacts (e.g., air quality or noise impacts cause by congestion), depending on the project and its setting. The absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service or other modes (walking and biking), would be in keeping with the City's "Transit First" policy and numerous San Francisco General Plan Policies, including those in the Transportation Element. The City's Transit First Policy, established in the City's Charter Article 8A, Section 8A.115, provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation."

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. The secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area, and thus choose to reach their destination by other modes (i.e. walking, biking, transit, taxi). If this occurs, any secondary environmental impacts that may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the traffic assignments used in the transportation analysis, as well as in the associated air quality, noise and pedestrian safety analyses, would reasonably address potential secondary effects.

If the project were ultimately approved with no off-street parking spaces, the proposed project would have an unmet demand of 46 spaces. As mentioned above, the unmet parking demand of 46 spaces could be accommodated by existing on-street and off-street parking facilities. Given that the unmet demand could be met by existing facilities and that the proposed project site is well-served by transit and bicycle

facilities, the reduction in off-street parking spaces resulting from the proposed project would not result in significant delays or hazardous conditions.

In summary, the proposed project would not result in a substantial parking deficit such that it would create hazardous conditions or significant delays affecting traffic, transit, bicycles or pedestrians. Therefore, parking impacts would not be significant.

Noise. Ambient noise levels in the vicinity of the project site are typical of neighborhoods in San Francisco, which are dominated by vehicular traffic, including Muni vehicles, trucks, cars, emergency vehicles, and by land use activities, such as commercial businesses or street maintenance. Noises generated by residential uses are common and generally accepted in urban areas. An approximate doubling in traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people (3 decibel [dB] increase).³ The proposed project would not double traffic volumes because the proposed residential buildings would generate a total of 10 average daily PM peak hour vehicle trips near the Van Ness Avenue/Sutter Street intersection, which according to the California Pacific Medical Center Long Range Development Plan EIR has a PM peak hour volume of 1,444 automobiles. Given the project's relatively small contribution to the traffic volume of a nearby high-traffic volume roadway, the project would not result in increased noise levels related to project-generated traffic. In addition, the proposed project's rooftop operational equipment includes noise attenuation features that would ensure compliance with the *San Francisco Noise Ordinance*. Therefore, the proposed project would result in less-than-significant noise impacts related to a substantial permanent increase in ambient noise levels in the project vicinity.

A noise analysis was prepared for the proposed project by a firm qualified in acoustical analysis, and the results are summarized below.⁴ In the vicinity of the project site existing vehicular traffic is the main source of environmental noise.⁵ To determine the existing noise exposure levels impacting the site, noise surveys were conducted between January 18th and January 28th, 2014. These measurements were placed along both Sutter and Fern Street. The measured noise level at the Sutter Street façade is approximately 75 dBA L_{dn} and 72 dBA L_{dn} at the Fern Street façade.

The noise analysis provides design recommendations to achieve interior habitable spaces to not exceed 45 dBA from exterior noise sources. These recommendations include, but are not limited to, using sound-rated full window assemblies (windows and frames) at the exterior building façade and using concrete shear walls or heavy gauge metal studs along the property line walls. Since windows and doors must be closed to achieve the interior noise level criteria of 45 dBA, an alternate means of providing air to habitable spaces (e.g., heating, ventilation and air conditioning [HVAC] with fresh-air intake, etc.) would

³ A decibel is a unit of measurement describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals.

⁴ Walsh Norris Associates, Inc., *Exterior Noise Evaluation*, 1238 Sutter Street, San Francisco, California, February 3, 2014. A copy of this document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File 2013.1238E.

be required for the proposed project. The proposed project would be subject to noise requirements in Title 24 of the *California Code of Regulations*. For the reasons above, the proposed project would not expose sensitive receptors to significant noise levels.

Construction Noise. During project construction, all diesel and gasoline-powered engines would be equipped with noise-arresting mufflers. Delivery truck trips and construction equipment would generate noise that may be considered an annoyance by occupants of nearby properties. Construction noise is regulated by the San Francisco Noise Ordinance (Article 29 of the City Police Code). Section 2907 of the Police Code requires that noise levels from individual pieces of construction equipment, other than impact tools, not exceed 80 dBA at a distance of 100 feet from the source. Impact tools (such as jackhammers and impact wrenches) must have both intake and exhaust muffled to the satisfaction of the Director of Public Works. Section 2908 of the Police Code prohibits construction work between 8:00 p.m. and 7:00 a.m. if the construction noise would exceed the ambient noise level by 5 dBA at the project property line, unless a special permit is authorized by the Director of Public Works. Construction noise impacts related to the project would be temporary and intermittent in nature. Considering the above, the proposed project would not result in a significant impact with respect to noise.

As discussed above, the proposed project would not result in significant noise impacts related to generating excessive noise levels or exposing noise-sensitive receptors to excessive interior noise levels.

Air Quality. In accordance with the state and federal Clean Air Acts, air pollutant standards are identified for the following six criteria air pollutants: ozone, carbon monoxide (CO), particulate matter (PM), nitrogen dioxide (NO₂), sulfur dioxide (SO₂) and lead. These air pollutants are termed criteria air pollutants because they are regulated by developing specific public health- and welfare-based criteria as the basis for setting permissible levels. The Bay Area Air Quality Management District (BAAQMD) in their *CEQA Air Quality Guidelines* (May 2011), has developed screening criteria to determine if projects would violate an air quality standard, contribute substantially to an air quality violation, or result in a cumulatively considerable net increase in criteria air pollutants within the San Francisco Bay Area Air Basin. If a proposed project meets the screening criteria, then the project would result in less-than-significant criteria air pollutant impacts. A project that exceeds the screening criteria may require a detailed air quality assessment to determine whether criteria air pollutant emissions would exceed significance thresholds. The proposed project would not exceed criteria air pollutant screening levels for operation or construction.⁶

In addition to criteria air pollutants, individual projects may emit toxic air contaminants (TACs). TACs collectively refer to a diverse group of air pollutants that are capable of causing chronic (i.e., of long-duration) and acute (i.e., severe but short-term) adverse effects to human health, including carcinogenic effects. In response to growing concerns of TACs and their human health effects, the San Francisco Board of Supervisors approved a series of amendments to the San Francisco Building and Health Codes, generally referred to as the Enhanced Ventilation Required for Urban Infill Sensitive Use Developments

⁶ Bay Area Air Quality Management District, *CEQA Air Quality Guidelines*, Updated May 2011. Table 3-1.

or Health Code, Article 38 (Ordinance 224-14, effective December 8, 2014)(Article 38). The purpose of Article 38 is to protect the public health and welfare by establishing an Air Pollutant Exposure Zone and imposing an enhanced ventilation requirement for all urban infill sensitive use development within the Air Pollutant Exposure Zone. Projects within the Air Pollutant Exposure Zone require special consideration to determine whether the project's activities would expose sensitive receptors to substantial air pollutant concentrations or add emissions to areas already adversely affected by poor air quality.

The proposed project is not within an Air Pollutant Exposure Zone. Therefore, the proposed project would not result in a significant impact with respect to siting new sensitive receptors in areas with substantial levels of air pollution. The proposed project would require construction activities for the approximate 16-week construction phase. However, construction emissions would be temporary and variable in nature and would not be expected to expose sensitive receptors to substantial air pollutants. Furthermore, the proposed project would be subject to, and comply with, California regulations limiting idling to no more than five minutes,⁸ which would further reduce nearby sensitive receptors' exposure to temporary and variable TAC emissions. Therefore, construction period TAC emissions would not result in a significant impact with respect to exposing sensitive receptors to substantial levels of air pollution.

In conclusion, the proposed project would not result in significant air quality impacts.

Water Quality. The proposed project would not involve 5,000 square feet or more of the ground surface disturbance; thus the project would not require a Stormwater Control Plan. The project would not generate wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply.

The project site is completely covered with impervious surfaces and natural groundwater flow would continue under and around the site. Construction of the proposed project would not increase impervious surface coverage on the site nor reduce infiltration and groundwater recharge. Project-related wastewater and stormwater would flow to the City's combined sewer system and would be treated to standards contained in the City's National Pollutant Discharge Elimination System (NPDES) Permit for the Southeast Water Pollution Control Plant prior to discharge. Therefore, the proposed project would not substantially alter existing groundwater quality or surface flow conditions, and would not result in significant water quality impacts.

e) The site can be adequately served by all required utilities and public services.

The project site is located in a dense urban area where all public services and utilities are available. The proposed project would be connected with the City's water, electric, and wastewater services. Prior to receiving a building permit, the project would be reviewed by the City to ensure compliance with City and State fire and building code regulations concerning building standards and fire protection. The

⁸ California Code of Regulations, Title 13, Division 3, § 2485. This regulation applies to on-road heavy duty vehicles and not off-road equipment.

proposed project would not result in a substantial increase in intensity of use or demand for utilities or public services that would necessitate any expansion of public utilities or public service facilities.

Other Environmental Concerns

Historic Architectural Resources. In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 1238 Sutter Street is a historical resource as defined by CEQA. A property may be considered a historic resource if it meets any of the California Register of Historical Resources criteria related to (1) Events, (2) Persons, (3) Architecture, or (4) Information Potential or if it is within an eligible historic district.

According to the Planning Department files, the subject property at 1238 Sutter Street was previously identified as a contributory building in the Van Ness Area Plan in 1995. The project site was constructed in 1932, by P.F. Reilly and John Grace. The Planning Department preservation staff has re-evaluated the project based on a consultant prepared Historic Resource Evaluation (HRE)⁹. The HRE concluded that the subject property is not eligible for listing in the California Register under any criteria. No known historic events occurred at the property (Criteria 1), none of the owners or occupants have been identified as important to history (Criteria 2), and the building is not architecturally distinct (Criterion 3) such that it would qualify for listing in the California Register. In addition although the adjacent property at 1244 Sutter Street is a known historic resource, the surrounding block exhibits a variety of architectural styles, periods and building types and is not representative of a potential or eligible historic district. The Planning Department's preservation staff concurs with the HRE that the subject building has been significantly altered from its original appearance and therefore the proposed project would not cause a significant adverse impact upon historic resources as defined by CEQA.

Shadow. Section 295 of the *Planning Code* was adopted in response to Proposition K (passed November 1984). Planning Code Section 295 mandates that new structures above 40 feet in height that would cast additional shadows on properties under the jurisdiction of, or designated to be acquired by, the Recreation and Parks Department (RPD) can only be approved by the Planning Commission (based on recommendation from the Recreation and Park Commission) if the shadow is determined to be insignificant or not adverse to the use of the park. The proposed project would include the construction of an 86-foot-tall residential/commercial building. Therefore, a preliminary shadow fan analysis for the proposed project was prepared in compliance with Section 295 of the Planning Code.¹⁰ The preliminary shadow fan analysis found that no parks would receive new shadow as a result of the proposed project.

The proposed 86-foot-tall residential/commercial building would potentially result in increased shadows on the adjacent properties and their open spaces. However, reduction in the amount of lighting into a

⁹ 1238 Sutter Street Historical Resource Report, Left Coast Architectural History, March 21, 2014. This document is available for review as part of the case number 2013.1238E at the San Francisco Planning Department, Suite 400, 1650 Mission Street, San Francisco, CA.

¹⁰ Christine Lamorena, Current Planner, *Preliminary Shadow Fan Analysis for 1238 Sutter Street*, San Francisco, California, October 18, 2013. A copy of this document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File 2013.1238E.

private parcel resulting from development on an adjacent parcel would not be considered a significant physical environment impact under CEQA. The proposed building would also shade portions of nearby streets and sidewalks at times within the project vicinity. These new shadows would not exceed levels commonly expected in urban areas, and would be considered a less-than-significant effect under CEQA.

Wind. Section 148 of the San Francisco Planning Code establishes wind criteria to determine impacts for the purposes of environmental review in C-3 districts, which the proposed project at 1238 Sutter Street is not located. Nonetheless, Section 148 can be applied to assess wind impacts resulting for the proposed 86-foot-tall residential/commercial building. Section 148 identifies comfort levels of 7 mph equivalent wind speed for public seating areas, and 11 mph equivalent wind speed for areas of substantial pedestrian use. These comfort levels are not to be exceeded more than ten percent of the time between the hours of 7:00 am and 6:00 pm. In addition Section 148 establishes a hazard criterion, which is a 26 mph equivalent wind speed for a single full hour of the year.

Due to the proposed building height of 86 feet, a wind assessment was prepared for the proposed project analyzing potential wind impacts and compliance with Section 148 of the San Francisco Planning Code.¹¹ The wind analysis concluded that compliance with Section 148, wind criteria can only be ascertained through wind tunnel testing. Previous wind tunnel tests conducted on other nearby proposed developments provide information on whether the comfort or hazard criteria are met in the project vicinity. Wind tunnel tests conducted for the 1285 Sutter Street project, west and across Sutter Street from the project site, provide information about existing winds near the 1238 Sutter project site. The 1285 Sutter wind tests included sidewalk measurement points directly in front of the 1238 Sutter project site on both sides of Sutter Street. Winds at the locations directly in front of 1238 Sutter Street were found to be in compliance with the Section 148 comfort and hazard criteria both before and after construction of the 1285 Sutter Street development. That project's design was found to not have the potential to cause significant changes to the wind environment in pedestrian areas adjacent or near the site.

The wind assessment concludes that the project's exposure to prevailing winds is limited by the shelter from existing buildings and its small dimensions. In addition, based on the exposure, massing and orientation of the proposed project, there is no potential to cause significant changes to the wind environment in pedestrian areas adjacent or near the site. Thus, Section 148 wind criteria are currently met at the project site and the project should not cause the criteria to be exceeded.

Hazardous Materials. The proposed project would develop a property that is currently used as a paint store and historically used as a lighting warehouse. Therefore, the project is subject to Article 22A of the Health Code, also known as the Maher Ordinance, which is administered and overseen by the Department of Public Health (DPH). The Maher Ordinance requires the project sponsor to retain the services of a qualified professional to prepare a Phase I Environmental Site Assessment (ESA) that meets the requirements of Health Code Section 22.A.6. The Phase I determines the potential for site contamination and level of exposure risk associated with the project. The project sponsor has provided a

¹¹ Donald Ballanti, Consulting Meteorologist. *Wind and Comfort Analysis of the Proposed 1238 Sutter Street Project, San Francisco, California*, February 7, 2014. A copy of this document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File 2013.1238E.

Phase 1¹² noting that the project can be classified as having a “Low Environmental Risk” and “Low Cleanup Risk” but may require asbestos sampling prior to demolition. In addition, based on DPH’s review of the Phase 1, the project sponsor may be required to conduct soil and/or groundwater sampling and analysis. Where such analysis reveals the presence of hazardous substances in excess of state or federal standards, the project sponsor is required to submit a site mitigation plan (SMP) to DPH or other appropriate state or federal agency(ies), and to remediate any site contamination in accordance with an approved SMP prior to issuance of any building permit. The project applicant has submitted a Maher Application to DPH and would be required to remediate potential soil and/or groundwater contamination in accordance with Article 22A of the Health Code. Thus, the proposed project would not result in a significant hazard to the public or the environment through the release of hazardous materials.

PUBLIC NOTICE AND COMMENT

A “Notification of Project Receiving Environmental Review” was mailed on April 9, 2014 to owners of properties within 300 feet of the project site and to adjacent occupants.

The Planning Department received one comment in response to the notice. There were no concerns raised in the public comment regarding the environmental review of this project. No significant, adverse environmental impacts from issues of concern have been identified. Comments that do not pertain to physical environmental issues and comments on the merits of the proposed project will be considered in the context of project approval or disapproval, independent of the environmental review process. While local concerns or other planning considerations may be grounds for modifying or denying the proposal, in the independent judgment of the Planning Department, there is no substantial evidence that the proposed project could have a significant effect on the environment.

EXEMPT STATUS:

CEQA State Guidelines Section 15332, or Class 32, allows for an exemption of an in-fill development meeting various conditions. As described above, the proposed project is an in-fill development that would have no significant adverse environmental effects and would meet all the various conditions prescribed by Class 32. Accordingly, the proposed project is appropriately exempt from CEQA under Section 15332.

CONCLUSION:

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited

¹² *Environmental Site Assessment 1238 Sutter Street San Francisco, California, 94109*, AEI Environmental Consultants, December 2, 2013. This document can be reviewed under Case Number 2013.1238E at the San Francisco Planning Department reception, 1650 Mission Street, San Francisco, CA

classification. For the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date: Date of Form Completion: 5/2/2014

PROJECT INFORMATION:

Planner:	Address:	
Gretchen Hilyard	1238 Sutter Street	
Block/Lot:	Cross Streets:	
0670/011	Van Ness Avenue and Polk Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
A	n/a	2013.1238E

PURPOSE OF REVIEW:

☒ CEQA ☐ Article 10/11 ☐ Preliminary/PIC ☐ Alteration ☒ Demo/New Construction

PROJECT DESCRIPTION:

DATE OF PLANS UNDER REVIEW: 10/12/2013

PROJECT ISSUES:

☒	Is the subject Property an eligible historic resource?
☒	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation for 11238 Sutter Street prepared by Left Coast Architectural History, dated March 21, 2014.	
Proposed project: Demolition of existing building and construction of a new 35,150 square foot, 9-story building.	

PRESERVATION TEAM REVIEW:

Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:		Period of Significance:		
		☐ Contributor ☐ Non-Contributor		



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CEQA Category:	Art. 10/11:	BPA/Case No.:
A	n/a	2013.1238E

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PRESERVATION TEAM REVIEW:			
Historic Resource Present		☐ Yes	☒ No *
		☐ N/A	
Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No
Period of Significance:		Period of Significance:	
		☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

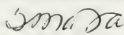
PRESERVATION TEAM COMMENTS:

According to Planning Department files, the subject property at 1238 Sutter Street was previously identified as a "contributory" building in the Van Ness Area Plan in 1995 and is flagged as a historic resource in the Planning Information Map. According to the detailed analysis provided in the Historic Resource Evaluation (HRE) prepared by Left Coast Architectural History (dated March 21, 2014) the property does not appear to be significant under any criteria and should be reclassified to Category C (Not a Historic Resource) due to lack of significance as outlined below.

The subject property contains a single-story, early-twentieth century commercial building with some Classical Revival ornamentation, originally designed as a post office in 1932 and built by contractors P.F. Reilly and John Grace. The building is a common example of an early twentieth-century commercial building and does not display a specific era of standardized post office design in the United States. The building lacks design features that would have distinguished it as a post office and in its current state is not recognizable as a post office.

The Department concurs with the findings of the HRE that the subject property is not eligible for listing in the California Register under any criteria, specifically: No known historic events occurred at the property (Criterion 1), none of the owners or occupants have been identified as important to history (Criterion 2), and the building is not architecturally distinct (Criterion 3) such that it would qualify for listing in the California Register. The subject block exhibits a wide variety of architectural styles, periods and building types and is not cohesive in a manner that would suggest a historic district is present in the area. Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

The Department agrees with the findings of the HRE that the existing building has been significantly altered from its original appearance. The proposed project therefore does not directly or indirectly involve any historic resources and will not cause a significant adverse impact upon a historic resource as defined by CEQA.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	5-2-2014



1238 Sutter ca. 1982. Source: San Francisco Heritage Field Survey, 1982.



1238 Sutter Street in 2014. Source: Tim Kelley Consulting, 2014.



SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT.

APR 29 2015

CEQA Categorical Exemption Determination

SAN FRANCISCO
PUBLIC LIBRARY

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1400 16th Street		3938/001	
Case No.	Permit No.	Plans Dated	
2014-003102ENV	201502097804	12/23/2014 (w. revisions 4/6/2015)	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Renovation of an existing PDR and office building. No change of use. Facade alterations and foundation work.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an Environmental Evaluation Application is required.

☒	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 - New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☒	Class <u>3(d)</u> - new construction, street improvements

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an Environmental Evaluation Application is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	MaHer program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > MaHer layer).
☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an <u>Environmental Planner</u>.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Laura Lynch	
Will comply with recommendations outlined within the Geotechnical Investigation by Rollo & Ridley. (10-23-2014). The project is also enrolled in the MaHer program (No. 1132).	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☒	Category A: Known Historical Resource. GO TO STEP 5.
☐	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☒	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☒	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☒	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments): Revisions to Carolina Street storefront entry dated April 6, 2015 per discussion with architect are in conformance with Secretary's Standards. Spec sheets provided re new industrial doors (Amarr brand Sectional Doors, models 3500/3350, or similar type), and new exterior lighting (BEGA type Wall Luminaires - Surface Washers, or similar type), reviewed and approved.
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☐	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): _____
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Justin Greving	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Justin A Greving	Signature: Justin Greving Digitally signed by Justin Greving DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, o=Justin Greving, email=Justin.Greving@sfgov.org, Date: 2015.04.21 09:44:32 -0700
	Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date April 10, 2015
Case Nos.: 2014-003102ENV
Project Address: 1400 16th Street
Zoning: PDR-1-D – Production, Distribution & Repair – 1 – Design
58-X/68-X
Block/Lot: 3938/001
Date of Review: 12/22/2014 (Application for Environmental Evaluation)
April 10, 2015 (Part II)
Staff Contact: Justin Greving (Preservation Planner)
(415) 575-9169
justin.greving@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

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PART II: PROJECT EVALUATION

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property at 1400 16th Street is a one and partial second-story steel-frame reinforced-concrete industrial warehouse located on an entire city block bounded by 15th and 16th streets to the north and south, and by De Haro and Carolina streets, to the west and east, in the Showplace Square district of the South of Market neighborhood. The subject property is eligible for listing in the California Register.

1400 16th Street was previously identified in the Showplace Square Historic Resource Survey and was given a status code of 3CS meaning it is individually eligible for listing in the California Register. 1400 16th Street was determined to be eligible under Criterion 3 for its architecture as an excellent and unique example of a daylight industrial warehouse designed in the Art Deco style.

1400 16th Street was constructed in 1938 in the Art Deco architectural style and is roughly rectangular in plan. The highly symmetrical primary façade (south elevation) is 7 bays wide with three bays of windows on each side of a raised projecting tower that contains the primary entrance. Window bays feature paired steel-sash divided light windows with a combination of fixed panes surrounding operable casement sashes. The tower centered on this elevation contains the primary entrance to the building topped by a canopy and a series of vertical speedways with narrow fixed steel frame windows. Other decorative features include rounded corners as the primary façade meets the secondary elevations and a simple stringcourse panel immediately above the window bays on both floors. A later addition to the east of the original building interrupts the bilateral symmetry of the primary façade but is slightly lower and set back from the original building. Secondary elevations include the same industrial steel frame windows of various sizes as well as industrial truck loading docks.

Exterior character-defining features of 1400 16th Street include:

- General massing of the original 1938 industrial building in the Art Deco Style that features a highly symmetrical primary façade bisected by a centered tower along 16th Street
- General massing, height and form of the primary entrance tower with vertical raceways and narrow windows
- Rounded corners as primary façade meets secondary elevations or additions and a simple stringcourse panel above bays
- Size, shape, regular arrangement, and materials of industrial steel frame windows and truck loading docks
- Smooth painted concrete exterior

The subject property is a "Category A.2 – Historical Resources" (Resources listed on adopted local registers, and properties that have been determined to appear or may become eligible, for the California Register) properties for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

Proposed Project

☐ Demolition

☒ Alteration

Per Drawings Dated: 12/23/2014 (with April 6, 2015 revisions), prepared by Pfau Long Architecture

Project Description

The subject property at 1400 16th Street contains a one and partial second-story industrial warehouse designed in the Art Deco architectural style. The proposed project includes renovation of an existing PDR and office building. There is no change of use. The proposed project includes facade alterations and foundation work.

Exterior façade alterations include the following scopes of work: removal of most industrial steel roll-up grills and replacement with glass roll-up doors, conversion of one existing truck loading dock into a new pedestrian entrance along the Carolina Street elevation, removal and replacement of a non-historic entry and canopy along the 16th Street elevation, and addition of a partial rooftop deck. The scope of work also includes retention and repair of the industrial steel sash windows, and installation of new exterior sconces.

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

- ☒ The project will not cause a significant adverse impact to the historic resource as proposed.

- ☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

- ☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.
- ☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

Staff finds that the proposed project would not cause a significant adverse impact to a historic resource such that the significance of a historic resource would be materially impaired. The proposed project includes the retention of the character-defining features of the subject property at 1400 16th Street and the resulting project would not materially impair the significance of the eligible historic resource. The surrounding neighborhood has been previously surveyed however it was determined that it did not constitute a historic district.

The following is an analysis of the proposed project per the applicable *Secretary of the Interior Standards for Rehabilitation* (Secretary's Standards):

Standard 1

A property will be used as it was historically or be given a new use that require minimal change to its distinctive materials features, spaces, and spatial relationships.

The proposed project involves the adaptive reuse of an industrial warehouse and factory into office space. Although 1400 16th Street was originally constructed as a chemical manufacturing warehouse its function has changed over time to reflect the general transition of the neighborhood from industrial to a district that supports a mixture of light-industrial, residential, and commercial uses. While there is a change of use it will not cause major changes to the distinctive materials and features that characterize the exterior of building.

Therefore, the proposed project complies with Rehabilitation Standard 1.

Standard 3

Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The proposed project involves removal and reconstruction of a non-historic entry and canopy along the 16th Street elevation, and conversion of one existing truck loading dock into a new pedestrian entrance along the Carolina Street elevation. These entrances will be detailed such that they read as contemporary alterations and will not be understood as conjectural features.

Therefore, the proposed project complies with Rehabilitation Standard 3.

Standard 4

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The proposed project involves the retention of the 1951 addition along Carolina Street. Although this addition was called out in the DPR form when surveyed, it is unclear whether or not this addition has taken on significance. Regardless of whether later additions have taken on significance, they will be retained and rehabilitated.

Therefore the proposed project complies with Rehabilitation Standard 4.

Standard 6.

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The proposed project includes the retention and repair, rather than replacement, of historic industrial steel sash windows. Although security grills will be removed from ground floor windows, they are not character-defining features. Holes left by the security grills will be patched, repaired and repainted to prevent deterioration of the surrounding window ledge.

Therefore, the proposed project complies with Rehabilitation Standard 5.

Standard 9.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Industrial steel roll-up grills will be removed and replaced with glass roll-up doors. The new glass roll-up doors will not match the steel roll-up grills but will be Amarr brand Sectional Doors, models 3500/3550 (or similar shape and sized product), and will be the same shape and size of the door openings and will contain aluminum rails and stiles so as to differentiate them from the steel sash windows above and read as contemporary insertions.

The proposed project also involves conversion of an existing truck loading dock along Carolina Street into a pedestrian entrance. This new entrance consists of a new storefront system, architectural element, blade sign, and canopy. The new storefront system will be situated within the existing truck loading dock opening and will feature a recessed all glass storefront entry paired with a steel over concrete architectural element. While the storefront system will be set back from the elevation by 3'6" to allow for the outward door swing, the architectural element will be flush with the building envelope. The cement portion of the architectural element will rise to the sill of the surrounding loading docks to reference this opening's historic function as a truck loading dock. The new canopy will be situated within the existing opening of the truck loading dock. A new blade sign will be situated so it aligns with the height of the second story windows rather than being set at an arbitrary height. Although this new pedestrian entrance

adds a new element to this elevation, it will be understood as a contemporary alteration inserted within one of twenty bays along a secondary elevation.

The new rooftop deck will be placed back from the Carolina Street elevation by 3' so that it is less visible from the public right of way.

New exterior sconces will be of BEGA type Wall Luminaires – Surface Washers (or other similar shape and sized product). While these sconces are angular in shape they will be installed on secondary elevations and painted so as to compliment the historic building, as such they will not detract from its character-defining features.

Therefore, the proposed project complies with Rehabilitation Standard 9.

Standard 10.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed project will not alter the overall form and integrity of the historic property and if removed in the future, all character-defining features of the building would be unimpaired.

Therefore, the proposed project complies with Rehabilitation Standard 10.

Summary

The Department finds that the project is consistent with the *Secretary of the Interior Standards for Rehabilitation (Standards)*.

As currently proposed, the project will not have a significant adverse impact upon a historic resource, as defined by CEQA.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam

Date: 4-20-2015

Tina Tam, Senior Preservation Planner

CC: Rich Sucre, Historic Preservation Technical Specialist, Southeast Quadrant



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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
527 Valley Street		7536/029
Case No.	Permit No.	Plans Dated
2015-003436ENV	201404244077	4/22/2014
☒ Addition/ Alteration	☐ Demolition (requires HIRER if over 45 years old)	☐ New Construction ☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Horizontal and vertical addition to an existing two-story single family home over garage.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Lana Russell-Hurd	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form dated 4/20/2015.
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Justin Greving	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Justin A Greving Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Justin Greving Digitally signed by Justin Greving DN: cn=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Justin Greving, email=Justin.Greving@sfgov.org Date: 2015.04.21 11:03:11 -0700
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Preservation Team Meeting Date:	Date of Form Completion 4/15/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Justin Greving	527 Valley Street	
Block/Lot:	Cross Streets:	
7536/029	Castro and Diamond streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2015-003436ENV

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration
		☐ Demo/New Construction	

DATE OF PLANS UNDER REVIEW:	4/22/2014
------------------------------------	-----------

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation prepared by Tim Kelley Consulting (dated December, 2014)	
Proposed Project: Horizontal and vertical addition to an existing two-story single family home over garage.	

PRESERVATION TEAM REVIEW:			
Historic Resource Present		☐ Yes	☒ No *
		☐ N/A	
Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No
Period of Significance:	n/a	Period of Significance:	n/a
		☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

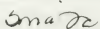
PRESERVATION TEAM COMMENTS:

According to the Historic Resource Evaluation (HRE) prepared by Tim Kelley Consulting (dated December, 2014) and information found in the Planning Department files, the subject property at 527 Valley Street contains a one-and-a-half story over garage wood-frame single-family vernacular residence constructed in 1907 (source: water tap records). The original builder/architect is unknown however the original owner was J.H. Dooley. Dooley was a Postman who lived in the house with his wife Bridget and their five children. Known exterior alterations include raising the house 7' to install a concrete foundation and stuccoing the primary façade (1929), removal and replacement of doors and windows (1961), and reroofing (1989, 1992). Upon visual inspection it appears that original windows have been replaced and a garage was installed in the basement.

No known historic events occurred at the subject property (Criterion 1). 527 Valley is one of many residences constructed as residents flocked to Noe Valley in the aftermath of the 1906 Earthquake and Fire. None of the owners or occupants have been identified as important to history (Criterion 2). With minimal architectural detailing, this vernacular cottage is not of high architectural value nor is it architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Noe Valley neighborhood on a block that was impassable at the turn of the century and to this day dead ends with a stairway connecting to Diamond Street to the west. Although there are some early buildings constructed on the block, altogether it exhibits a variety of architectural styles, construction dates, and subsequent alterations that compromise historic integrity. Together the block does not comprise a significant concentration of historically or aesthetically unified buildings.

Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	4/20/2015

HISTORICAL RESOURCE EVALUATION PART 1

527 VALLEY STREET

SAN FRANCISCO, CALIFORNIA





SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

APR 29 2015

CEQA Categorical Exemption Determination

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PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1835 38th Avenue		2075/004	
Case No.	Permit No.	Plans Dated	
2015-000789ENV		3/13/2015 (received)	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Front façade renovations. Replace the metal gate with in-kind materials, replace the steel balcony with a redwood balcony, and replace façade stucco with Hardi-plank horizontal lap siding.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jenny Delumo	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form dated 4/20/2015.
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Justin Greving Digitally signed by Justin Greving DN: cn=Justin Greving, o=City Planning, ou=City Planning, email=Justin.Greving@sfgov.org	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Justin A Greving		Signature: Justin Greving Digitally signed by Justin Greving DN: cn=org, dc=sfgov, dc=cityplanning, ou=City Planning, ou=Current Planning, cn=Justin Greving, email=Justin.Greving@sfgov.org Date: 2015.04.21 10:31:15 -0700
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Preservation Team Meeting Date:	Date of Form Completion 4/2/2015
--	---

PROJECT INFORMATION:		
Planner:	Address:	
Justin Greving	1835 38th Avenue	
Block/Lot:	Cross Streets:	
2075/004	Noriega and Ortega streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2015-000789ENV

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration
		☐ Demo/New Construction	

DATE OF PLANS UNDER REVIEW:	3/23/2015 (received)
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PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information for Historic Resource Determination	
Proposed Project: Front façade renovations. Replace the metal gate with in-kind materials, replace the steel balcony with a redwood balcony, and replace façade stucco with Hardi-plank horizontal lap siding.	

PRESERVATION TEAM REVIEW:			
Historic Resource Present		☐ Yes	☒ No *
		☐ N/A	
Individual	Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No		
Criterion 2 -Persons: ☐ Yes ☒ No	Criterion 2 -Persons: ☐ Yes ☒ No		
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No		
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No		
Period of Significance: n/a	Period of Significance: n/a		
		☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by Ruchira Nageswaran (dated 1/7/2015) and information found in the Planning Department files, the subject property at 1835 38th Avenue contains a single-story over garage wood-frame single-family residence constructed in 1942 (source: building permit). The building was originally developed by Andrew Desimone of Mavel Home Builders and is minimally detailed in the Streamline Moderne architectural style. The original owners and occupants were Ralph and Kay Kattge. Known exterior alterations to the property include window replacement with aluminum windows on primary and secondary elevations (1965, 1980, 1984), construction of a new rear deck (1976), reroofing (2005), and rear deck and stair repair (2011).

No known historic events occurred at the subject property (Criterion 1). The "Sunset District Residential Builders, 1925-1950: Historic Context Statement," provides context for residential tract development throughout the city for the period 1925-1950. This context statement did not identify Andrew Desimone or Mavel Home Builders as important builders in the Sunset. None of the owners or occupants have been identified as important to history (Criterion 2). Although the Streamline Moderne architectural style is unique for the Sunset as builders were reticent to construct buildings in "modern" styles, examples of this style are only individually significant if they represent fully expressed forms of that style. While the building has references to the Streamline Moderne architectural style it is not a fully expressed version of this style. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Outer Sunset neighborhood on a block that features rows of standard tunnel-entry single-family homes constructed right before World War II. Other neighborhoods in the Sunset district may have tracts of single-family homes that are of architectural distinction, such as the Rousseau-built homes along 33rd Avenue, or are unique as the earliest development by a significant builder such as Henry Doelger's first Sunset homes along 39th Avenue. In contrast with other neighborhoods in the Sunset, this tract does not appear to be historically significant or of remarkable architectural quality.

Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	4/20/2015



Image 1. Front façade on 38th Avenue, looking west.



SAN FRANCISCO PLANNING DEPARTMENT

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APR 29 2015

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
65 Capp St.		3553/041
Case No.	Permit No.	Plans Dated
2014-001457ENV	2014.05.09.5424	4/1/15
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction
☐ Project Modification (GO TO STEP 7)		
Project description for Planning Department approval.		
Interior alterations only. Alterations at ground floor will remove non-historic partition wall and install new accessible restroom and sound room. Convert portion of existing theater space to limited restaurant.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☒	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class __

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i>Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading—including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☒	Category A: Known Historical Resource. GO TO STEP 5.
☐	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☒	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☐	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Pilar LaValley Digitally signed by Pilar LaValley DN: cn=Pilar LaValley, o=San Francisco Planning Department, ou=San Francisco Planning Department, email=pilar.la@sf.gov	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name:		Signature:
Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		Jean Poling Digitally signed by Jean Poling DN: cn=Jean Poling, o=San Francisco Planning Department, ou=Environmental Planning, email=jean.poling@sfgov.org, Date: 2015.04.22 12:45:41 -0700
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Preservation Team Meeting Date:		Date of Form Completion	4/8/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Pilar LaValley	65 Capp Street	
Block/Lot:	Cross Streets:	
3553/041	Adair Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
Category C		2014-001457ENV

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☐ Alteration
		☐ Demo/New Construction	

DATE OF PLANS UNDER REVIEW:	4/1/15
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PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
The proposed project has been revised to eliminate any exterior alterations. The revised scope of work is for interior alterations to ground floor to remove a non-historic interior wall and to add a new accessible restroom and new sound room.	

PRESERVATION TEAM REVIEW:			
Historic Resource Present		☒ Yes	☐ No *
		☐ N/A	
Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No
Criterion 2 - Persons:	☒ Yes ☐ No	Criterion 2 - Persons:	☐ Yes ☒ No
Criterion 3 - Architecture:	☒ Yes ☐ No	Criterion 3 - Architecture:	☐ Yes ☒ No
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No
Period of Significance:	1980-1983	Period of Significance:	
		☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☐ Yes	☒ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

65 Capp Street appears to be individually eligible for listing on the California Register under Criterion 2 (Person) and 3 (Architecture). The building appears significant under Criterion 2 for its association with David Ireland, a prominent Bay Area conceptual artist who purchased the property in 1980 and subsequently remodeled in its entirety as a piece of minimalist architecture. The building also appears eligible under Criterion 3 as it possesses high artistic value as a habitable sculptural installation or "art" house created by Ireland.

David Ireland (1930 - 2009) was born in Bellingham, Washington and obtained a degree in industrial design and printmaking from the California College of Arts and Crafts (Oakland – now California College of the Arts) prior to completing a graduate degree at the San Francisco Art Institute. He was one of the West Coast's most important and critically acclaimed practitioners of conceptual and installation art.

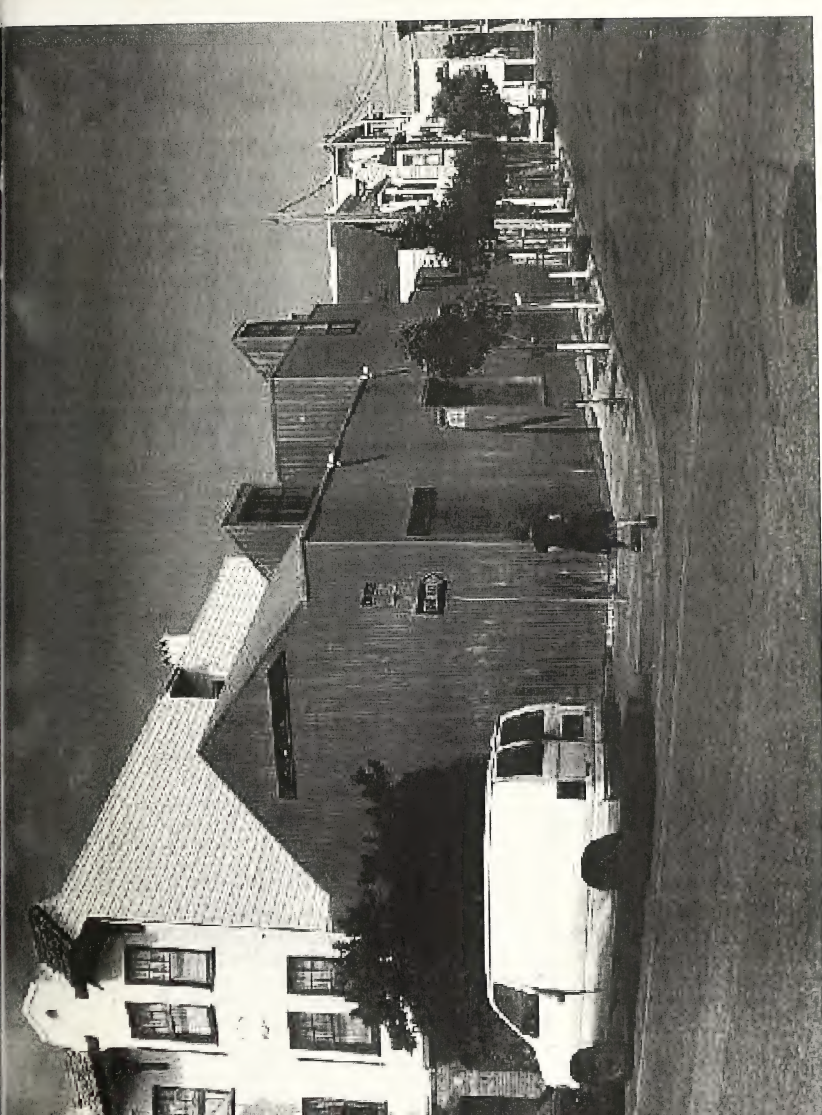
Originally a simple wood-frame residence, Ireland transformed the building, doing most of the construction work himself, into what he called "light-dominated living/sculptural space (Klausner, pg. 79)." The focus of this alteration was on light, its visual effects, and how it can define a sense of place with "every aspect of the new building, from its exterior and the size and placement of windows to the location of walls and the definition of spatial volumes, considered for its evocation of light (Tsujiimoto, pg. 55)." The corrugated galvanized sheet metal cladding was chosen for its low cost and maintenance as well as its visual qualities. Ireland noted these effects, writing that "at sunset, it would take on a peach-colored glow like that of the sky (Klausner, pg. 77)." Further, Ireland carefully located horizontal slit windows to edit how exterior light would enter the house, "directing it so that it illuminates and defines the interior in often dramatic and spectacularly theatrical ways (Tsujiimoto, pg. 56)." Additional sculptural qualities of the building include the serpentine bridge across the living room and the steeply angled dormer windows.

Character-defining features include: corrugated galvanized sheet metal cladding; size, location, and configuration of windows and large loading dock-type sliding doors; two dormer windows; serpentine bridge over living room.

The Way Things Are: The Art of David Ireland, Karen Tsujiimoto (Berkeley: University of California, 2003)

Touching Time and Space: A Portrait of David Ireland, Betty Klausner (Milano: Charta, 2003)

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	4/20/2015





SAN FRANCISCO PLANNING DEPARTMENT

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JUN 01 2015

CEQA Categorical Exemption Determination

SAN FRANCISCO
PUBLIC LIBRARY

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
550 Laidley Street		6728/018	
Case No.	Permit No.	Plans Dated	
2015-003129ENV		3/4/2015	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Vertical and horizontal alterations include three feet of excavation on first floor to expand increase ceiling clearance, construct at-grade rear deck on the floor, remove stairs to second story and replace landing with a balcony, and remove attic.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archaeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jenny Delumo	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form dated 4/27/2015.
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Justin Greving Digital signed by Justin Greving DN: c=org, dc=slgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Justin Greving, email=Justin.Greving@slgov.org Date: 2015.04.28 15:05:47 -0700	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Justin A Greving	Signature: Justin Greving Digital signed by Justin Greving DN: c=org, dc=slgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Justin Greving, email=Justin.Greving@slgov.org Date: 2015.04.28 15:05:47 -0700
	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco, CA 94103-2479

Preservation Team Meeting Date:		Date of Form Completion	4/22/2015
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PROJECT INFORMATION:			
Planner:	Address:		
Justin Greiving	537 Laidley Street 550 Laidley St JAG 4/22/2015		
Block/Lot:	Cross Streets:		
6728/018	Castro and Roanoke streets		
CEQA Category:	Art. 10/11:	BPA/Case No.:	
B	n/a	2015-003129 ENV	

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	03/04/2015
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PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information for Historic Resource Determination prepared by Karen Kurtis (dated 3/3/2015).	
Proposed Project: Vertical and horizontal alterations include three feet of excavation on first floor to expand increase ceiling clearance, construct at-grade rear deck on the floor, remove stairs to second story and replace landing with a balcony, and remove attic.	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:	n/a	Period of Significance:	n/a	
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

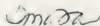
PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by Karen Curtiss (dated 3/3/2015) and information found in the Planning Department files, the subject property at 550 Laidley Street contains one-and-a-half story over basement wood-frame single-family residence constructed in 1907 (source: water tap record). This vernacular shingle-clad cottage is set back significantly from the property line and features a hipped roof with a prominent front facing dormer. The original owner was Severin Nelson, a glass cutter, and his wife Catherine. The Nelsons appear to have lived in the subject property until 1916 when it was sold to Albin and Elvira Samuelson. Known exterior alterations include the installation of a foundation (1911), and minor repairs to the exterior including the repair and replacement of windows and stairs (1969-1970).

No known historic events occurred at the subject property (Criterion 1). The property is not the earliest development on the block nor is it individually significant as a development in the neighborhood. None of the owners or occupants have been identified as important to history (Criterion 2). There were a number of different owners and occupants during the property's earliest years, all of whom held a variety of working class jobs. The building is a simple vernacular structure that is not of a discernible architectural style. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Glen Park neighborhood on a block that features select properties built before 1900 and was partially built out by 1913. While there are a few craftsman bungalows on the neighborhood block that stand out as a unique architectural type in San Francisco, they are interspersed between a range of later contractor modern and Mediterranean revival residences. Altogether the block exhibits a range of architectural styles and construction dates and would not be significant as a uniform development pattern or collection of aesthetically related buildings.

Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	4/27/2015



550 LAIDLEY



SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

JUN 01 2015

CEQA Categorical Exemption Determination

SAN FRANCISCO
PUBLIC LIBRARY

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
137 Connecticut Street		3984/013
Case No.	Permit No.	Plans Dated
2015-003613ENV	20150316003	2/15/2015
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction
☐ Project Modification (GO TO STEP 7)		
Project description for Planning Department approval. 2-story front addition & remodel of the (E) single family residence. Construction of a (N) deck at the rear of the building.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.

☒	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 - New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Lana Russell-Hurd Search signed by Lana Russell-Hurd on January 14, 2015 at 11:12 AM PST. Date: 2015-01-14 11:12 AM PST	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form dated 4/27/2015
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Justin Greiving	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Justin A Greiving		Signature: Justin Greiving Digitally signed by Justin Greiving DN: cn=org, o=sf.gov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cm=Justin Greiving, email=Justin.Greiving@sfgov.org Date: 2015.04.28 15:20:59 -0700
Project Approval Action: Building Permit It Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	4/23/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Justin Greving	137 Connecticut Street	
Block/Lot:	Cross Streets:	
3984/013	17th and Mariposa streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2015-003613ENV

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration
		☐ Demo/New Construction	

DATE OF PLANS UNDER REVIEW:	02/15/2015
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PROJECT ISSUES:
☒ Is the subject Property an eligible historic resource?
☐ If so, are the proposed changes a significant impact?
Additional Notes:
Submitted: Historical Resource Evaluation prepared by Tim Kelley Consulting (dated January, 2015)
Proposed Project: 2-story front addition & remodel of the (E) single family residence. Construction of a (N) deck at the rear of the building.

PRESERVATION TEAM REVIEW:			
Historic Resource Present		☐ Yes	☒ No *
		☐ N/A	
Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No
Criterion 2 -Persons:	☐ Yes ☒ No	Criterion 2 -Persons:	☐ Yes ☒ No
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No
Period of Significance:	n/a	Period of Significance:	n/a
		☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

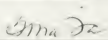
PRESERVATION TEAM COMMENTS:

According to the Historic Resource Evaluation (HRE) prepared by Tim Kelley Consulting (dated January, 2015) and information found in the Planning Department files, the subject property at 137 Connecticut Street contains a single-story over garage wood-frame single-family residence constructed in 1906 (source: water tap record). 137 Connecticut is a simple vernacular building with a prominent front gable roof with a centered door and two flanking windows on the primary elevation. Joseph Dean, a bricklayer, and his wife Josephine are the first known occupants, although they did not purchase the property until 1915. Known exterior alterations to the property include installation of vinyl siding to the primary and rear elevations (1988 and 1996, respectively), and reroofing (2008). Upon visual inspection it appears that garage doors and windows on the primary elevation have been replaced.

No known historic events occurred at the subject property (Criterion 1). The property was built up in the immediate period after the 1906 Earthquake and Fire when this neighborhood saw a substantial construction boom. Although Potrero Hill saw an increase in building activity in 1906, this specific property is not individually important for this association. None of the owners or occupants have been identified as important to history (Criterion 2). In the early years the property was owned by various working class families who have not been identified as important individuals. 137 Connecticut is a simple vernacular structure that is not the work of a master architect or an outstanding example of a specific architectural style. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Potrero Hill neighborhood just south of an industrial district that saw a substantial boom in warehouse construction in the 1920s. The block itself contains a large industrial facility from 1930 paired with apartments from the 1910s and select earlier single-family homes. Given the range of property types and construction dates, paired with later infill and alterations, the neighborhood does not contain a significant concentration of aesthetically related buildings or a unified construction period.

Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	4/27/2015





SAN FRANCISCO PLANNING DEPARTMENT

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APR 01 2015

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
160-164 Bernard St.		0156/036 & 037
Case No.	Permit No.	Plans Dated
2014.1564E	201408113471, 201408133731,	9/25/2014
☒ Addition/ Alteration	☒ Demolition (requires HRER if over 45 years old)	☒ New Construction ☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval.		
162-164 Bernard: two-story addition to existing one-story, two-unit residence and addition of two-car garage with lift. 160 Bernard: demolition of existing garage and construction of four-story, two-unit residential building.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☒	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	Maier program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maier layer).
☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an <u>Environmental Planner</u>.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☒	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☒	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☒	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: <u>April 21, 2015</u> (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: <u>Hily Tegazon</u> <u>04.28.15</u>	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: <u>Hily Tegazon</u>		Signature: <u>Hily Tegazon</u> <u>04.28.15</u>
Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required. CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	4/21/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Lily Yegazu	160-164 Bernard Street	
Block/Lot:	Cross Streets:	
0156/036 + 037	Jones and Leavenworth Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B - Potential Historic Resource	N/A	2014.1564E

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☐ Alteration
		☒ Demo/New Construction	

DATE OF PLANS UNDER REVIEW:	August 8, 2014
------------------------------------	----------------

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☒	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: EEA, plans by Project Sponsor.	
The proposed project is to remodel and construct a two-story addition to the existing one-story-over-basement single-family residence at 162-164 Bernard Street. In addition, the existing one-story-over basement garage at 160 Bernard Street will be demolished and a new four-story, two-unit building with basement level parking will be constructed.	

PRESERVATION TEAM REVIEW:			
Historic Resource Present		☐ Yes	☒ No *
		☐ N/A	
Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No
Period of Significance:		Period of Significance:	
		☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☐ Yes	☒ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

The subject property comprises of two adjacent lots (Lot 36 and 37), each developed with one-story-over-basement structures. Both lots are 23-foot wide by 60-foot deep, located on the north side of Bernard Street, between Jones and Leavenworth streets.

The primary structure on lot 36 was built in 1906 replacing the previous building on the lot that burned in the 1906 earthquake and fire. The structure on lot 37, currently used as a garage, was built in 1913 as a plumbing shop for the same property owner. The two buildings have never been moved, retaining integrity of location but they have since lost integrity of setting as most early houses on the subject block appear to have been heavily altered or have been replaced by modern construction. No potential historic district is identified in the vicinity of the subject property.

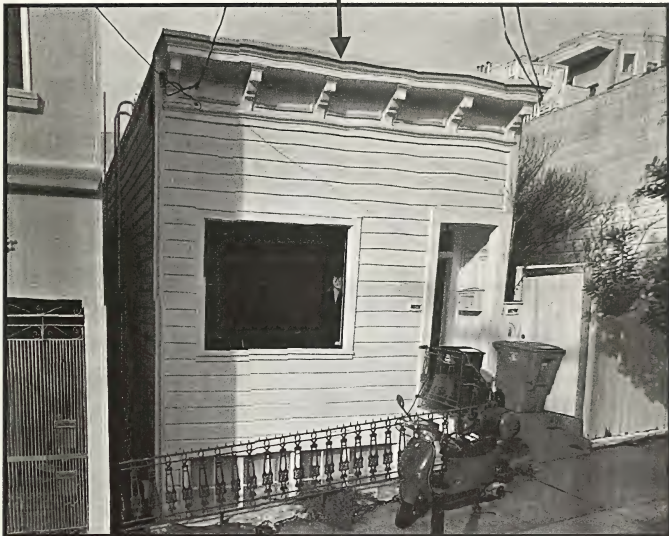
As fully detailed in the Historic Resources Evaluation (HRE) document prepared by William Kostura, architectural historian (dated September 2013), both properties do not appear to be individually eligible for the California Register under criterion 1, 2 or 3. Specifically, although both structures were rebuilt immediately following the 1906 earthquake and fire, a small to moderate number of similar sized houses with higher integrity than the subject buildings remain standing on Nob Hill and Russian Hill. In addition, none of the persons associated with the property were significant in San Francisco's, California or national history. Lastly, both structures do not display any significant architectural features other than the bracketed cornice on the primary structure and the ornamental iron fence in front of it, as well as the historic large casement and steel windows that face the sunken yard and not visible from the public right-of-way. As such, given the otherwise plain architecture of the subject buildings, the property does not appear to be individually eligible for the California Register under criterion 3.

The Department concurs with the analysis included in the HRE prepared by William Kostura that the subject sites are not resources and the one-story residence as well as garage structure on the subject lots do not retain sufficient integrity to be considered historic resources. As such, the Department defers to the recommendation from the Department's Residential Design Team (RDT) on the proposed project.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	4/27/2015

Site Photos

SUBJECT PROPERTY
- Primary Structure



Case Number 2014.1564E
160 & 162-164 Bernard Street

Site Photos

SUBJECT PROPERTY -
Garage (Plumbing shop)



Case Number 2014.1564E
160 & 162-164 Bernard Street



SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS

JUN 24 2015

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Certificate of Determination Exemption from Environmental Review

Case No.: 2014-002947ENV
Project Title: 441 Myra Way
Zoning: RH-1 (Residential, House, One-Family) District
40-X Height and Bulk District
Block/Lot: 3008/023
Lot Size: 3,410 square feet
Project Sponsor: Eliza Hart – Hart Wright Architects
(415) 706-1226, eliza@hartwrightarchitects.com
Staff Contact: Michael Li
(415) 575-9107, michael.j.li@sfgov.org

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Information:
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PROJECT DESCRIPTION:

The project site, which is on the north side of Myra Way between Hillcrest Court and Molimo Drive in San Francisco's Miraloma Park neighborhood, sits on the southeast slope of Mount Davidson. The project site slopes up from the front property line to the rear property line, with the slope exceeding 20 percent. There is an existing two-story, single-family dwelling on the project site. The existing building, which was constructed in 1959, is 20 feet, 7 inches tall and occupies 1,860 square feet (sf).

(Continued on next page.)

EXEMPT STATUS:

Categorical Exemption, Class 1 (California Environmental Quality Act (CEQA) Guidelines Section 15301(a)).

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.


Sarah B. Jones
Environmental Review Officer

April 28, 2015
Date

cc: Eliza Hart, Project Sponsor
Delvin Washington, Current Planning Division
Supervisor Norman Yee, District 7

Virna Byrd, M.D.F.
Exclusion/Exemption Dist. List
Historic Preservation Dist. List

PROJECT DESCRIPTION (continued):

The proposed project consists of a horizontal extension at the rear of the second floor and the addition of a third floor. The third floor would be set back 14 feet, 4 inches from the front façade of the existing building. Implementation of the proposed project would increase the height of the existing building by 11 feet, 2 inches (from 20 feet, 7 inches to 31 feet, 9 inches) and the floor area by 886 sf (from 1,860 sf to 2,746 sf). Construction of the proposed project would require excavation to a depth of 1.5 feet below ground surface and the removal of 181 cubic yards of soil.

The proposed addition would be supported by either a deep foundation (drilled piers or driven piles) or a mat slab foundation. In the event that driven piles are used, the holes for the piles would be predrilled.

Project Approvals

The proposed project is subject to notification under Planning Code Section 311. If discretionary review before the Planning Commission is requested, the discretionary review decision constitutes the Approval Action for the proposed project. If no discretionary review is requested, the issuance of the building permit by the Department of Building Inspection constitutes the Approval Action for the proposed project. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

REMARKS:

Historical Resources. In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department must first determine whether the existing building at 441 Myra Way is a historical resource as defined by CEQA. A property may be considered a historical resource if it meets any of the California Register of Historical Resources (California Register) criteria related to (1) events, (2) persons, (3) architecture, or (4) information potential, that make it eligible for listing in the California Register, or if it is considered a contributor to a potential historic district. To assist with this determination, a Supplemental Information for Historic Resource Determination form was prepared and submitted to the Planning Department for review.¹

The Planning Department evaluated the existing building on the project site and determined that it is not a historical resource as defined by CEQA.² The existing building was constructed in 1959 by the Meyer Brothers Corporation. Planning Department records show that no significant events occurred on the project site (Criterion 1), and the existing building was not inhabited by any person(s) of significance (Criterion 2). The existing building was designed in an architectural style with minimal detailing that was common for its time, is not architecturally distinct, and does not qualify individually for listing on the California Register for its architecture (Criterion 3). The Miraloma Park neighborhood was originally developed during the 1920s and 1930s, but the existing building was constructed much later. In addition,

¹ Eliza Hart, *Supplemental Information for Historic Resource Determination, 441 Myra Way*, November 20, 2014. This document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2014-002947ENV.

² San Francisco Planning Department, *Preservation Team Review Form, 441 Myra Way*, March 6, 2015. This document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2014-002947ENV.

the Planning Department conducted a Preliminary Archeological Review and determined that implementation of the proposed project would have no effect on archeological resources.³ For these reasons, the subject property does not have the potential to yield information important to the prehistory of history of the area (Criterion 4). The existing building is not a contributor to a historic district, because the project site is not in an existing historic district and the existing building was built after the neighborhood was originally developed.

In conclusion, the existing building at 441 Myra Way is not eligible for listing on the California Register as an individual resource or as a contributor to a historic district and thus is not considered a historical resource under CEQA. For these reasons, the proposed project would have no impact on any on-site or off-site historical resources.

Geology and Soils. The project site sits on the southeast slope of Mount Davidson and slopes up from the front property line to the rear property line, with the slope exceeding 20 percent. The rear yard of project site is on the steeply sloping hillside, and there is an existing three-foot-tall stone retaining wall at the base of the slope. Between this retaining wall and the rear wall of the existing building, there is a patio. A geotechnical investigation was conducted to assess the geologic conditions underlying the project site and provide recommendations related to the proposed project's design and construction. The findings and recommendations are presented in a geotechnical report and summarized below.⁴

The geotechnical investigation included the drilling of one test boring in the location where the proposed addition would be constructed. Based on the test boring, the project site is underlain by about 6.5 feet of fill, and the fill is underlain by rock. No groundwater was encountered. There are no known active earthquake faults that run underneath the project site or in the project vicinity; the closest active fault to the project site is the San Andreas Fault, which is about 4.5 miles to the southwest. The project site is not in a liquefaction zone, but it is in a landslide zone.⁵

The geotechnical report states that the sloping hillside appears to be stable, but some talus (loose rock debris) was observed behind the retaining wall at the base of the sloping hillside. The talus originated at higher elevations on the sloping hillside and has accumulated behind the retaining wall over an unknown period of time.⁶ No excavation or construction would occur on the sloping hillside behind the retaining wall, and implementation of the proposed project would not change the risk of a landslide. The existing building is at the same risk of damage from a landslide as the remodeled building would be.

The geotechnical report recommends that, due to the presence of fill, a deep foundation (drilled piers or driven piles) anchored in the rock underlying the project site would be the most appropriate type of foundation for supporting the proposed addition. Drilled piers should have a minimum diameter of 12 inches, a minimum depth of 13 feet, and a minimum embedment of five feet in the rock underlying the

³ Randall Dean, San Francisco Planning Department, Preliminary Archeological Review Case Log, January 15, 2015.

⁴ Mohan Srinivas, *Geotechnical Engineering Recommendations, New Additions to Existing Residence, 441 Myra Way* (hereinafter "Geotechnical Report"), November 13, 2014. This document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2014-002947ENV.

⁵ San Francisco Planning Department, GIS database geology layer, accessed March 27, 2015.

⁶ *Geotechnical Report*, p. 2.

project site.” If driven piles are used instead of drilled piers, the geotechnical report recommends that the geotechnical engineer be contacted for specific design criteria.⁸ In the event that driven piles are used, predrilling the holes for the piles would minimize noise and vibration impacts on adjacent and nearby buildings and residents.

As an alternative to a deep foundation, a mat slab foundation resting on the existing fill underlying the project site could be used if the property owner considers the risk of some building settlement acceptable. In addition, the geotechnical report recommends increasing the height of the existing retaining wall at the base of the sloping hillside by at least three feet to prevent new talus from entering the patio and possibly damaging the existing building or injuring residents.⁹ The project sponsor has agreed to implement the recommendations in the geotechnical report.

The proposed project is required to comply with the San Francisco Building Code (Building Code), which ensures the safety of all new construction in San Francisco. The Department of Building Inspection (DBI) will review the project-specific geotechnical report during its review of the building permit application for the proposed project. In addition, the DBI may require additional site-specific soils report(s) as needed. Implementation of the recommendations in the geotechnical report, in combination with the requirement for a geotechnical report and the review of the building permit application pursuant to the DBI's implementation of the Building Code would minimize the risk of loss, injury, or death due to seismic or other geologic hazards. For these reasons, the proposed project would not result in any significant impacts related to geology and soils.

Exemption Class. Under CEQA Guidelines Section 15301(e)(2), additions to existing structures of up to 10,000 sf are exempt from environmental review provided that the project is located in an area where all public services and facilities are available and the area is not environmentally sensitive. The proposed project would increase the floor area of the existing structure by 886 sf, substantially less than the 10,000-sf limitation. The project site does not provide habitat for any sensitive species, and it is located in an urbanized area where all public services and facilities are available. For these reasons, the proposed project qualifies as a Class 1 Categorical Exemption and would be exempt from environmental review under CEQA Guidelines Section 15301(e)(2).

Summary. CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. As discussed above, the proposed project would not have significant impacts related to historical resources or geology and soils. The proposed project would have no significant environmental effects. The project would be exempt under the classification cited above. For these reasons, the proposed project is appropriately exempt from environmental review.

⁷ Geotechnical Report, p. 4.

⁸ Geotechnical Report, p. 5.

⁹ Geotechnical Report, p. 7.



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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San Francisco,
CA 94103-2479

Reception:
415.558.6378

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Planning
Information:
415.558.6377

Preservation Team Meeting Date: _____ Date of Form Completion: 3/2/2015

PROJECT INFORMATION:		
Planner:	Address:	
Justin Greving	441 Myra Way	
Block/Lot:	Cross Streets:	
3008/023	Hillcrest Court and Molimo Drive	
CEQA Category:	Art. 10/11:	BPA/Case No.:
b	n/a	2014-002947ENV

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW: 11/18/2014

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information for Historic Resource Determination prepared by Eliza Hart (dated 11/20/2014)	
Proposed Project: Vertical and horizontal rear addition to existing single-family home.	

PRESERVATION TEAM REVIEW:			
Historic Resource Present		☐ Yes	☒ No *
		☐ N/A	
Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No
Period of Significance:	n/a	Period of Significance:	n/a
		☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

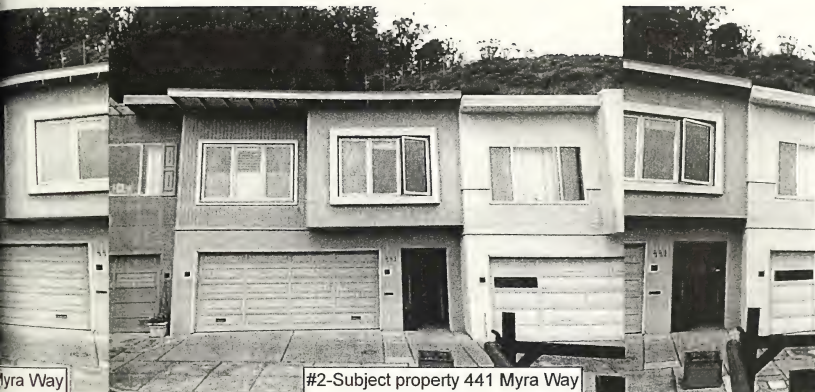
According to the Supplemental Information for Historic Resource Determination prepared by Eliza Hart (dated 11/20/2014) and information found in the Planning Department files, the subject property at 441 Myra Way contains a one-story over garage wood-frame single-family residence constructed in 1959 (source: building permit). 441 Myra Way is constructed in the contractor modern architectural style and features a flat roof, slightly projecting square bay, and is finished in stucco and vertical t1-11 plywood siding. Although the building permit lists Citywide Mortgage Corporation, the original owners and occupants were Harry Paretchan, a policeman, and his wife Carol. In 1961, the subject property was purchased by Lillian Champagne, a nurse who lived in the property up until the 1980s. Known exterior alterations include reroofing (1990), recladding of the rear elevation in vinyl siding (1997), and window replacement with wood clad windows (2003).

No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject property was constructed in an architectural style common for the period that featured minimal detailing so as to provide economical housing at a low cost. This architectural style is common throughout San Francisco in areas developed after World War II and has not been identified as being architecturally significant. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the West of Twin Peaks neighborhood on a block of similarly detailed contractor modern and minimal traditional houses. This neighborhood, known as Miraloma Park, was originally developed by the Meyer Brothers Corporation in the 1920s and 1930s. This development of semi-detached single-family homes in period-revival and minimal traditional styles and was centered around a commercial shopping district northwest of the subject property along Portola Drive. If in the future Miraloma Park were to be identified as a significant housing development in San Francisco, the subject property would not be representative of the initial phase of development or general architectural style of Miraloma Park.

Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Maia</i>	3-6-2015



Myra Way

#2-Subject property 441 Myra Way



SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

JUN 01 2015

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Certificate of Determination Exemption from Environmental Review

Case No.: 2012.1445E
Project Title: 824 Hyde Street
Zoning: RC-4 (Residential-Commercial, High Density) District
Lower Nob Hill Apartment-Hotel Historic District
80-A Height and Bulk District
Block/Lot: 0280/017
Lot Size: 2,812.5 square feet
Project Sponsor: Brett Gladstone, Hanson Bridgett, LLP
(415) 995-5065
Staff Contact: Jenny Delumo - (415) 575-9146
Jenny.Delumo@sfgov.org

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PROJECT DESCRIPTION:

The approximately 2,815-square-foot (sq. ft.) project site is located on the block bounded by Hyde Street to the west, Leavenworth Street to the east, Bush Street to the north, and Sutter Street to the south in the Downtown/Civic Center neighborhood and within the Lower Nob Hill Apartment-Hotel Historic District. The project site was previously developed with a four-story, eight-unit residential building. The building was destroyed by fire in 2010, and the remnants of the damaged structure were removed in accordance with demolition Permit No. 201011084503 issued on November 8, 2010.

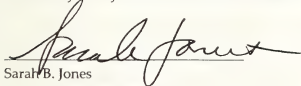
[Continued on next page]

EXEMPTION CLASS:

Categorical Exemption, Class 32 (California Environmental Quality Act (CEQA) Guidelines Section 15332)

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.


Sarah B. Jones
Environmental Review Officer

April 30, 2015
Date

cc: Brett Gladstone, Project Sponsor
Gonzalo Mosquera, Current Planner
Gretchen Hilyard, Preservation Planner

Supervisor Julie Christensen, District 3 (via Clerk of the Board)
Historic Preservation Distribution List
Vina Byrd, M.D.F.

PROJECT DESCRIPTION (continued):

The proposed project would involve the construction of an approximately 55-foot-tall (up to 66 feet tall with the staircase and elevator penthouses), five-story-over-basement, 12,430 gross-square-foot (gsf) residential building on a partially sloped vacant lot. The proposed building would provide nine studio apartments and six one-bedroom apartments, for a total of 15 residential dwelling units. Excavation, to a maximum depth of approximately nine feet below grade, is proposed in order to accommodate the basement level. No off-street parking would be provided as part of this project.

Project Approvals

The proposed project is subject to notification pursuant to Sections 303 and 311 of the City and County of San Francisco (the City) *Planning Code* and would require the following approvals:

- **Conditional Use Authorization:** The proposed project would require Conditional Use Authorization by the Planning Commission for construction of a new building greater than 50 feet in height in a RC-4 District pursuant to *Planning Code* Section 253.
- **Variances:** The proposed project would require three variances from *Planning Code* requirements for (1) a deficiency of common open space pursuant to *Planning Code* Section 135, (2) lack of active uses on the ground floor within the first 25 feet of building depth pursuant to *Planning Code* Section 145.1, and (3) location of the bay windows closer together than allowed pursuant to *Planning Code* Section 136.
- **Site Permit:** The proposed project would require issuance of a site permit from the Department of Building Inspection (DBI).

Approval Action: Approval of the Conditional Use Authorization by the Planning Commission is the Approval Action for the project. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco *Administrative Code*.

EXEMPTION CLASS (continued):

CEQA Guidelines Section 15332, or Class 32, provides an exemption from environmental review for in-fill development projects that meet the following conditions. As discussed below, the proposed project satisfies the terms of the Class 32 exemption.

- a) *The project is consistent with applicable general plan designations and policies as well as with applicable zoning designations.*

The San Francisco General Plan articulates the objectives and policies that guide the City's decision making as it pertains to, among other issues, environmental protection, air quality, urban design, transportation, housing, and land use. Permits to construct, alter or demolish buildings may not be issued unless the project conforms to the *Planning Code*, or an exemption is granted pursuant to provisions of the *Planning Code*. The project site is located in a RC-4 (Residential-Commercial, High Density), 80-A Height and Bulk District. The use (residential)

and height (up to approximately 66 feet tall with the staircase and elevator penthouses) of the proposed building conform to the use and height restrictions in this district.

The proposed project requires a Conditional Use Authorization from the Planning Commission and three variances from *Planning Code* requirements from the Zoning Administrator:

- *Conditional Use Authorization:* The RC-4 district in which the project site is located has a maximum height restriction of 80 feet, to which the proposed building, as previously discussed, conforms. However, pursuant to *Planning Code* Section 253, construction of buildings and structures in RC districts taller than 50 feet may only be permitted upon approval by the Planning Commission. Conditional Use Authorization is, therefore, required to construct the building at the proposed height.
- *Variances:* Pursuant to *Planning Code* Section 135, the proposed project must provide approximately 720 sq. ft. of common open space, which is roughly 15 sq. ft. more than the approximately 705 sq. ft. proposed for the building. *Planning Code* Section 145.1 states that in RC districts space for active uses must be provided within the first 25 feet of building depth on the ground floor, and residential uses are not considered active uses on the ground floor. The proposed building would include a studio unit on the ground floor within the first 25 feet of building depth. In addition, the front of the proposed building would include a set of bay windows on the first through fifth floors, with less than two feet of separation between each set of windows. As such, the proposed project would not meet the separation requirement for bay windows established in *Planning Code* Section 136. Therefore, variance authorizations are required for the proposed ground floor studio unit, the approximately 15 sq. ft. deficiency of common open space, and for the separation of the bay windows.

The Conditional Use Authorization and variances are provisionally permitted within RC districts, and as such would not conflict with *Planning Code* requirements. In light of the above, the proposed project does not conflict with General Plan objectives or policies, and would meet applicable controls for the area. Therefore, the proposed project would be consistent with General Plan designations and policies and applicable zoning designations.

- b) *The development occurs within city limits on a site of less than five acres surrounded by urban uses.*

The project site is an approximately .06 acre (2,815 sq. ft.) vacant lot located within a densely developed area of San Francisco. The lots directly adjacent to the project site are fully developed and serve residential and retail uses. Multi-story apartment buildings, retail stores, hotels, and St. Francis Memorial Hospital are also located within the vicinity of the project site. Therefore, the proposed project would be appropriately characterized as in-fill development of fewer than five acres, surrounded by urban uses.

- c) *The project site has no habitat for endangered, rare or threatened species.*

The project site is located within a fully developed urban area featuring dense residential and commercial development and minimal street-front landscaping. The project site is currently

vacant, following the demolition of the residential building that previously occupied the site. As such, the project site does not contain any known rare or endangered plant or animal species, or habitat for such species. Therefore, the project site has no value as a habitat for endangered, rare, or threatened species.

- d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality*

Traffic

The project site is located on the east side of Hyde Street on the block bounded by Bush Street to the north, Sutter Street to the south, and Leavenworth Street to the east. In order to determine whether the proposed project would result in an adverse environmental impact on traffic conditions within the vicinity of this block, the Planning Department used the *Transportation Impact Analysis Guidelines for Environmental Review* (the Transportation Guidelines) to conduct a Preliminary Transportation Study Determination analysis. This analysis included evaluating traffic conditions during the weekday PM peak period (4:00 PM - 6:00 PM). Weekday PM peak hours generally represent the time when the transportation system is most heavily used and is more likely to reach maximum capacity. Table 1, below, shows the proposed project's estimated daily and PM peak-period trips by mode of travel.

Table 1: Transportation Trip Calculations

Trip Generation Mode Split	Daily Trip	PM Peak Hour Trips
Auto	43	7
Transit	35	6
Walk	31	5
Other	4	1
Total	113	19
Vehicle Trips	41	7
Parking Demand	Studio/One-Bedroom Rate (vehicles/unit)	Total
Parking Spaces	1.1	17
Loading Demand	Average Hour	Peak Hour
Loading Spaces	0.02	0.02

Source: *Transportation Impact Analysis Guidelines, Transportation Calculations*

According to the residential trip generation rates in the Transportation Guidelines, the proposed project is estimated to result in 41 daily vehicle trips, 7 of which would occur during PM peak hours. The additional vehicle trips are not anticipated to substantially increase traffic in the vicinity of the project site or result in an adverse impact on the level of service of the

transportation network. As such, the proposed project would not substantially increase traffic relative to the existing capacity of the surrounding area's street system.

Construction-related impacts, generally, would not be considered significant due to their temporary and limited duration. While construction workers who drive to the project site would temporarily increase traffic volume and demand for street parking, the additional trips would not substantially affect traffic conditions. Therefore, the proposed project would not result in a significant impact on traffic.

Parking

Public Resources Code Section 21099(d)(1), effective January 1, 2014, provides that "aesthetics and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment." Parking and aesthetic conditions are no longer considered significant impacts on the environment provided the project meets all of the following criteria:

- a) The project is residential, mixed-use residential, or an employment center; and
- b) The project is on an infill site;¹ and
- c) The project is in a transit priority area.²

The proposed project would include the construction of a 15-unit residential building on a vacant lot that was previously occupied by an eight-unit residential building, abuts fully developed lots serving residential and retail uses, and is located within one-half mile of a major transit stop, thus satisfying each of the above criteria.³ Therefore, the adequacy of parking conditions was not considered in determining significance of the proposed project's impacts under CEQA. The Planning Department acknowledges that parking conditions may be of interest to the public and the decision makers. This determination presents a parking demand analysis to inform the public and the decision makers as to the parking conditions that could occur as a result of implementing the proposed project.

Per Section 151.1 of the *Planning Code*, off-street accessory parking is not required for any use within an RC District. Therefore, the proposed project, which does not include off-street parking, conforms to the parking controls prescribed for the RC-4 District. Though, according to the Transportation Trips Calculation results in Table 1, the proposed project would result in an unmet demand of approximately 17 parking spaces, that demand could be accommodated through alternative modes of transportation, as well as by existing on-street and off-street

¹ Infill sites are lots located within an urban area that has been previously developed, or on a vacant site where at least 75 percent of the perimeter of the site adjoins, or is separated only by an improved public right-of-way from, parcels that are developed with qualified urban uses.

² Transit priority areas are located within one-half mile of a major transit stop that is existing or planned, if the planned stop is scheduled to be completed within the planning horizon included in a Transportation Improvement Program adopted pursuant to Section 450.216 or 450.322 of Title 23 of the Code of Federal Regulations.

³ *Transit-Oriented Infill Project Eligibility Checklist*, 824 Hyde Street, San Francisco, CA, Jenny Delumo, January 22, 2015. This document and all other documents referred to herein, are available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400 as part of Case File No. 2012.1445E.

parking spaces. The project site is served by the Muni California Cable Car and Muni bus routes 1, 2, 3, 19, 27, 38, 38L, 47, and 49, which have stops within .5 miles of the project site.⁴ The proposed project includes a bicycle parking area and, pursuant to *Planning Code* Section 155.2, must provide at least seven bicycle parking spaces. Potential residents and visitors who choose to bike to the proposed building would be able to use the bike routes on Sutter Street, Post Street (one block south of Sutter Street), California Street (two blocks north of Bush Street), and Polk Street (two blocks west of Hyde Street). Paid off-street parking options can be found throughout the vicinity of the project site and metered parking spaces are located on Hyde Street and Bush Street.

Parking conditions are not static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel. While parking conditions change over time, a substantial deficit in parking caused by a project that creates hazardous conditions or significant delays to traffic, transit, bicycles or pedestrians could adversely affect the physical environment. Whether a deficit in parking creates such conditions will depend on the magnitude of the shortfall and the ability of drivers to change travel patterns or switch to other travel modes. If a substantial deficit in parking caused by a project creates hazardous conditions or significant delays in travel, such a condition could also result in secondary physical environmental impacts (e.g., air quality or noise impacts caused by congestion), depending on the project and its setting.

The absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service or other modes (walking and biking), would be in keeping with the City's "Transit First" policy and numerous San Francisco General Plan Policies, including those in the Transportation Element. The City's Transit First Policy, established in the City's Charter Article 8A, Section 8A.115, states that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation."

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. The secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area, and thus choose to reach their destination by other modes (i.e. walking, biking, transit, taxi). If this occurs, any secondary environmental impacts that may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the traffic assignments used in the transportation analysis, as well as in the associated air quality, noise and pedestrian safety analyses, would reasonably address potential secondary effects.

⁴ *Transit-Oriented Infill Project Eligibility Checklist*, 824 Hyde Street, San Francisco, CA, Jenny Delumo, January 22, 2015.

Overall, the proposed project would not result in a substantial parking shortfall that would create hazardous traffic conditions or overtax the capacity of the surrounding transportation system.

Noise

Residential uses are considered noise sensitive uses because residential occupants are considered sensitive receptors. The Planning Department requires a detailed noise analysis for projects that propose to locate new residential development in areas where ambient noise is greater than 75 decibels (dBA⁵). The proposed 15-unit residential building would introduce new noise-sensitive receptors to a project site where, according to Planning Department records, traffic noise can reach 75 dBA along the Hyde Street frontage. Therefore, the Planning Department requested the project sponsor retain a consultant to prepare a technical analysis of ambient noise at the project site. The investigation consisted of a noise survey conducted over the course of 24 hours on Thursday, November 6, 2014 through Friday, November 7, 2014. A sound level meter was placed on the southwest corner of the roof of the five-story building located at 830 Hyde Street, directly adjacent to the project site. Findings from the resulting Environmental Noise Report are summarized below.⁶

Traffic-related noise, particularly along Hyde Street, is the primary source of environmental noise affecting the project site. The noise survey revealed noise exposure levels of 61.8 dBA Day-Night Average Sound Level (Ldn⁷) at the meter location. The report notes that the location of the meter, the roof of a five-story building, does not reflect the noise levels that may be encountered on floors closer to the street. Previous investigations indicate that noise levels on lower floors would be approximately 3 dB higher than the observed measurement. Subsequently, 64.8 dBA Ldn is the noise level used for the analysis of the project site.

The report concludes that if its recommendations are incorporated into the design and construction of the proposed building, the project would achieve compliance with Title 24, Part II of the California Code of Regulations (Title 24). Recommendations include (1) exterior windows should achieve an Outside-Inside Transmission Class (OITC)⁸ rating of 24 (this rating can, typically, be achieved with a window assemblage consisting of ¼ inch of standard glass, ½ inch of air space, and ¼ inch of standard glass); and (2) window systems should undergo laboratory testing to ensure sound transmission performance. In addition, proposed projects

⁵ A-weighted sound levels (dBA) is the method for measuring environmental noise to reflect that human hearing is less sensitive to low sound frequencies.

⁶ Shen Milsom Wilke, *Environmental Noise Report, SM&W Project #14265, 824 Hyde Street, Residential Development, San Francisco, CA*, November 24, 2014.

⁷ The Day-Night Level (Ldn) is the rating system used to measure A-weighted (dBA) equivalent continuous sound exposure level for a 24 hour period. The measurement accounts for the change in noise sensitivity that occurs during typical hours of sleep (10:00 p.m. – 7:00 a.m.) by applying a 10 dB penalty to noise levels recorded during those hours.

⁸ Outside-Inside Transmission Class (OITC) is a rating system that measures the sound transmission loss of materials, taking into account environmental noise.

must comply with noise insulation requirements provided by Title 24. Through the building permit process, DBI would ensure that Title 24 requirements would be met.

Operations-related noise primarily comes from two sources: (1) increased vehicular traffic generated by project residents and employees, and by service and delivery trucks requiring access to the subject property; and (2) mechanical building noise. Typically, traffic volume would have to double to produce an increase in ambient noise levels noticeable to most people. As previously discussed, the proposed project is estimated to add 41 daily vehicle trips. Though potential residents and visitors would increase the number of trips taken within the project area, it would not result in a doubling of traffic. The proposed building would include a mechanical system, but building mechanical noise is regulated by the San Francisco Noise Ordinance (Article 29 of the *Police Code*). Therefore, the proposed project would not result in a substantial increase in operational noise within the vicinity of the project site.

Construction activities, another potential source of noise, are also regulated by the San Francisco Noise Ordinance. The ordinance stipulates when it is permissible to engage in construction activities (7:00 AM - 8:00 PM), the type of equipment that can be used, and the conditions under which that equipment may be utilized. Construction-related noise would be temporary and intermittent, and the proposed project would be required to comply with the City's Noise Ordinance.

Based on the results of the Environmental Noise Report and mandatory compliance with all applicable state and municipal codes, the proposed project would not result in a significant impact with respect to noise.

Air Quality

In accordance with the state and federal Clean Air Acts, air pollutant standards are identified for the following six criteria air pollutants: ozone, carbon monoxide (CO), particulate matter (PM), nitrogen dioxide (NO₂), sulfur dioxide (SO₂) and lead. These air pollutants are termed criteria air pollutants because they are regulated by developing specific public health- and welfare-based criteria as the basis for setting permissible levels. To assist lead agencies, the Bay Area Air Quality Management District (BAAQMD), in their CEQA Air Quality Guidelines (May 2011), developed screening criteria to determine if projects would violate an air quality standard, contribute substantially to an air quality violation, or result in a cumulatively considerable net increase in criteria air pollutants within the San Francisco Bay Area Air Basin. The proposed project meets the screening criteria, and therefore, would not result significant criteria air pollutant impacts.⁹

In addition to criteria air pollutants, individual projects may emit toxic air contaminants (TACs). TACs collectively refer to a diverse group of air pollutants that are capable of causing chronic (i.e., of long-duration) and acute (i.e., severe but of short-term) adverse effects to human health, including carcinogenic effects. In an effort to identify areas of San Francisco most adversely

⁹ Bay Area Air Quality Management District, *CEQA Air Quality Guidelines*, Updated May 2011, Table 3-1.

affected by sources of TACs, San Francisco partnered with the BAAQMD to inventory and assess air pollution and exposures from mobile, stationary, and area sources within San Francisco. Areas with poor air quality, termed the "Air Pollutant Exposure Zone," were identified based on health-protective criteria. Land use projects within the Air Pollutant Exposure Zone require special consideration to determine whether the project's activities would expose sensitive receptors to substantial air pollutant concentrations. The project site is not located within an Air Pollutant Exposure Zone. Nor would the proposed project include the operation of stationary sources of air pollution. Therefore, the proposed project would not result in a significant impact with respect to exposure of sensitive receptors to substantial levels of air pollution.

Though the proposed project would require construction activities for the approximate 20-month construction phase, construction emissions would be temporary and variable in nature and would not be expected to expose sensitive receptors to substantial air pollutants. The proposed project would also be subject to, and comply with, California regulations limiting idling to no more than five minutes,¹⁰ which would further reduce nearby sensitive receptors' exposure to temporary and variable TAC emissions. Therefore, construction-period TAC emissions would not result in a significant impact with respect to exposing sensitive receptors to substantial levels of air pollution. Overall, the proposed project would not result in significant air quality impacts.

Water Quality

The project site is a vacant lot mostly covered with porous surfaces. While the proposed project would increase the impervious surface area on the project site, the proportion of impervious to porous surface cover would be similar to that found on adjacent and nearby lots. Any wastewater and storm water discharge resulting from the proposed project would flow into the City's combined sewer system and be treated to the standards of the City's National Pollutant Discharge Elimination System Permit prior to discharge to a receiving water body. Therefore, the proposed project would not result in significant water quality impacts.

- e) *The site can be adequately served by all required utilities and public services.*

The project site is located in a dense urban area where all public services and utilities are currently available, and the proposed building would be able to connect to the City's water, wastewater, and electricity services. While the proposed project would minimally increase demand on public services and utilities, that demand would not exceed the capacity provided for this area. In addition, the proposed project would minimize potable water usage throughout the building, and subsequently the volume of wastewater discharged, through compliance with the City's Residential Water Conservation Ordinance (*Building Code* Chapter 12A) and the residential requirements for increasing indoor water efficiency, pursuant to *Green Building Code* Chapter 4. Therefore, the proposed project would be adequately served by all required utilities and public services.

¹⁰ *California Code of Regulations*, Title 13, Division 3, § 2485.

DISCUSSION OF OTHER ENVIRONMENTAL ISSUES

CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As discussed above, the proposed project would not have a significant effect on traffic, noise, air quality and water quality due to unusual circumstances. The proposed project would not have a significant effect on the environment due to usual circumstances for the environmental topics discussed below.

Historic Resources. In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department must first determine whether the vacant lot at the project site is a historical resource as defined by CEQA. Under CEQA Section 21084.1, a property may be considered a historic resource if it is “listed in, or determined to be eligible for listing in, the California Register of Historical Resources” (CRHR). The project site was previously occupied by an eight-unit residential building that was designated a historic resource by the City and County of San Francisco and the CRHR, and in 1991 was listed in the National Register of Historic Places as a contributing resource to the Lower Nob Hill Apartment-Hotel National Register Historic District (the “Lower Nob Hill Historic District” or “District”). The building was destroyed by a fire in 2010 and its remnants were subsequently demolished. The resulting vacant lot is considered a non-contributory property within the District.

As the project site is located in the Lower Nob Hill Historic District, any proposed construction on the subject property must be assessed for its potential to result in a substantial adverse change to the significance of the District. Therefore, the proposal to construct a new residential building on the project site is subject to the Planning Department’s Historic Preservation Review. A qualified historic resources consultant was retained to prepare a Historic Resources Evaluation (HRE) of the subject property.¹¹ The Planning Department reviewed the HRE and provided a determination in a Historic Resource Evaluation Response (HREER).¹² The findings from both documents are summarized below.

In order to determine which historic resources have the potential to be impacted by the proposed building, the HRE identified historic resources within the Lower Nob Hill Historic District as designated by the National Register of Historic Places. The HRE then applied the criteria set forth by the Secretary of Interior’s Standards for the Treatment of Historic Properties and the National Park Service’s guidance document *The Secretary of Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* to the evaluation of the proposed building. The Secretary’s Standards for Rehabilitation were determined to be most applicable to the appraisal of the proposed building in a historic district, specifically Standards 9 and 10:

- Standard 9 – New construction in historic districts must be compatible with prevailing characteristics cited in the National Register nomination for the district and should provide sufficient differentiation from present historic resources in order to avoid a false sense of history.

¹¹ Knapp Architects, *Historic Resources Evaluation, Final*, 824 Hyde Street, San Francisco, CA, February 5, 2015.

¹² *Historic Resource Evaluation Response: Part II Analysis*, 824 Hyde Street, San Francisco, CA, Gretchen Hilyard, March 18, 2015.

- Standard 10 – New interventions should avoid the loss of historic features and should be carried out so that if the construction is later removed it would not result in impairment to the integrity of the historic resources present.

The HRE concluded that the materials and design features proposed for the building, including massing, height, siting, façade composition, and detailing, would conform to the Secretary of Interior's Standards and would not diminish the character or significance of the Lower Nob Hill Historic District. Nor would the possible future removal of the proposed building impair the integrity of the District, as it would result in the project site returning to its current state.

Based on the HRE report and Planning Department records and research, the HRER concurred with the HRE that the height, massing, and siting of the proposed building, as well as the façade composition and materials that would be used, are compatible with the Lower Nob Hill Historic District and District-contributory properties located in the immediate vicinity of the project site. As proposed, the new building would relate to the character-defining features of the Lower Nob Hill Historic District and would not materially impair the significance of the District. Therefore, the proposed project would not result in a significant impact to historic resources.

Hazardous Materials. The proposed project would include the disturbance of greater than 50 cubic yards of soil on a property that is partially located within a Maher Ordinance Zone. The project is thus subject to Article 22A of the San Francisco *Health Code*, also known as the Maher Ordinance, which is administered and overseen by the Department of Public Health (DPH). To comply with the Maher Ordinance, the project sponsor submitted a Maher Program Application to the DPH¹³ and retained the services of a consultant to conduct a Phase I Environmental Assessment (ESA).¹⁴ Phase I ESAs are used to determine the potential for site contamination and level of exposure risk associated with the project. The Phase I ESA for the subject property consisted of an examination of current conditions at the project site and properties within the immediate vicinity of the site, review of historical and present environmental activity on the site, review of pertinent government records and data, and analysis of all findings. The report determined that the project site is not listed on a hazardous waste site. However, the report identified 14 properties within approximately 60 to 1,080 feet from the project site that are associated with historical or active uses that can result in groundwater or soil vapor contamination. All of those sites are listed hazardous waste sites (and thus are being investigated), have been remediated, or are located at a distance where they are unlikely to impact the project site. The investigation did not reveal any evidence of the presence of hazardous materials or petroleum products (e.g. subsurface storage tanks) under conditions that would indicate the release of hazardous materials into the soil, groundwater, and surface water. The Phase I ESA did not find any indication of hazardous materials at any of the properties directly adjacent to the project site. Based on the result of the Phase I ESA investigation, the report concludes that there is no indication of a recognized environmental condition¹⁵ at the project site.

¹³ Tom Conley, Property Owner. *Maher Program Application*, submitted September, 30, 2013.

¹⁴ Romig Engineers, Inc., *Phase I Preliminary Environmental Site Assessment, 824 Hyde Street, (APN 028-0017), San Francisco, California*, April 30, 2013.

¹⁵ A recognized environmental condition is one where the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material release of any hazardous

Pursuant to the Maher Ordinance, DPH has reviewed the Phase I ESA and determined that additional testing and analysis is warranted.¹⁶ Should additional analysis reveal the presence of contaminated soil or groundwater, DPH would require the project sponsor to remediate any contamination. Thus, the proposed project would not result in a significant hazard to the public or the environment through the release of hazardous materials.

Geology and Soils. According to Planning Department records, the eastern half of the project site has a slope of equal to or greater than 20 percent. Therefore, a geotechnical investigation was conducted on the site and the subsequent findings are summarized in this section.¹⁷

The geotechnical investigation involved a subsurface investigation, examination of surface soils, a review of pertinent geologic and geotechnical data and literature, laboratory testing of boring samples, and geotechnical analysis of all findings. The project site features an uphill slope, southwest to northeast, of approximately 5.7 percent; though during reconnaissance a steep cut slope was observed between the western three-quarters and eastern one-fifth of the site. Two exploratory borings were drilled, one at the eastern end and one at the western end of the subject property, to depths of 16.2 feet and 18.3 feet, respectively. Subsurface exploration revealed a soil mantle extending approximately 8 to 18 feet deep and underlain with severely weathered Franciscan formed bedrock. Surface soils at the front end of the property consist of stiff to very stiff sandy, lean clay underlain with very stiff to hard sandy, lean clay. The rear end of the property contains surface soils of stiff to very stiff sandy, lean clay. Laboratory testing of surface soils indicate they have low plasticity, and therefore low potential for expansion. No free groundwater was observed.

The report found no indication that the project site would be subject to a greater degree of geologic hazards than typically found in the San Francisco Bay Area. The subject property is not located in a Liquefaction Hazard Zone, nor is it located in an Earthquake Fault Zone. Surface soils, as previously discussed, range from stiff to very stiff, and bedrock was observed at relatively shallow, though varying, depths. Therefore, the potential risk of fault ruptures, liquefaction, and differential compaction is low.

Given these conditions, the principal geotechnical consideration evaluated in the report is the variation in soil depth over the bedrock observed at the subject property. The report emphasizes that the depth of bedrock fluctuates across the project site; estimating that chert may be encountered at depths of five feet or shallower beneath the proposed finished pad grade near the northeast corner of the building footprint and at depths of 18 to 20 feet beneath the finished pad grade at the southwest corner of the building footprint.

The geotechnical report concludes that the site is suitable for construction of the proposed project, provided their recommendations are incorporated into the design and implementation of the project. The

substances or petroleum products into structures on the property or into the ground, ground water, or surface water or the property.

¹⁶ S. K. J. Cushing, City and County of San Francisco Department of Public Health, *824 Hyde St. San Francisco Maher Ordinance Applicability*, April 25, 2014.

¹⁷ Romag Engineers, Inc., *Geotechnical Investigation for Conley Apartment Building, 824 Hyde Street, San Francisco, California*, 94103, January 16, 2013.

report recommends that: (1) bedrock depth estimates be used to inform engineering and design planning; (2) the proposed building should be constructed on a drilled pier and grade beam foundation system, with piers that extend 12 feet below the bottom of the grade beam or a minimum of five feet into weathered bedrock, whichever is deeper; (3) retaining walls installed on the eastern end of the property should be supported by continuous spread footing foundations that extended at least 18 inches below the lowest adjacent finished grade; (4) retaining walls for the basement level should be supported by drilled piers (5) the basement slab should be at least six inches thick and installed with a subsurface drainage system; and (6) finished slopes should have maximum inclinations of 50%. Additional specifications for site preparation and grading, foundation and slab-on-grade engineering and installation, drainage, and sloping are included in the report.

The proposed project would be required to conform to the City's *Building Code*, which ensures the safety of all new construction in the City. Decisions about appropriate foundation and structural design are considered as part of the DBI permit review process. DBI would review background information, including geotechnical and structural engineering reports, to ensure that the security and stability of adjoining properties and the subject property is maintained during and following construction. Therefore, potential damage to structures from geologic hazards on the project site would be addressed through the DBI requirement for a geotechnical report and review of the building permit application pursuant to its implementation of the *Building Code*. In light of the above, the proposed project would not result in a significant effect related to seismic and geologic hazards.

Public Notice and Comment. A "Notification of Project Receiving Environmental Review" was mailed on December 24, 2013 to owners and occupants of properties within a 300 foot radius of the project site and other interested parties. The Planning Department received two comments from the public in response to the notice. Respondents' concerns pertained to the timing of construction activities and building aesthetics. These concerns were taken into consideration and incorporated into this Certificate of Determination, as appropriate for CEQA analysis.

Comments that do not pertain to physical environmental issues and comments on the merits of the proposed project will be considered in the context of project approval or disapproval, independent of the environmental review process. While local concerns or other planning considerations may be grounds for modifying or denying the proposed project, in the independent judgment of the Planning Department, there is no substantial evidence of unusual circumstances surrounding the proposed project or that the project would have a significant effect on the environment.

CONCLUSION

CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There is no possibility of a significant effect resulting from an unusual circumstance. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.



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CEQA Categorical Exemption Determination

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PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
4540 19th Street		2700/011
Case No.	Permit No.	Plans Dated
2015-001862ENV		2/4/2015
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction ☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Horizontal and vertical additions include rear expansion of the first and second floors, a new fourth floor, and a new roof. Rear yard variance required.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☒	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jenny Delumo	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per attached PTR form dated 4/21/2015
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Allison K. Vanderslice	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Allison Vanderslice Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Allison K. Vanderslice Digitally signed by Allison K. Vanderslice DN: dc-org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Environmental Planning, cn=Allison K. Vanderslice, email=Allison.Vanderslice@sfgov.org Date: 2015.05.04 12:19:57 -0700
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date: 4/21/2015	Date of Form Completion 4/21/2015
--	--

PROJECT INFORMATION:		
Planner:	Address:	
Allison Vanderslice	4540 19th Street	
Block/Lot:	Cross Streets:	
2701/011	Douglass Street and Seward Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		2015-001862ENV

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration
		☐ Demo/New Construction	

DATE OF PLANS UNDER REVIEW: 2/04/2015
--

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
The proposed project consists of horizontal and vertical additions include rear expansion of the first and second floors, a new fourth floor, a new roof, new garage, interior remodel, and modification of the front facade. A Supplemental Information for Historic Resource Evaluation (Supplemental) form (dated 2/03/2015) for 4540 19th Street was submitted by the project sponsor to aid this review.	

PRESERVATION TEAM REVIEW:			
Historic Resource Present		☐ Yes	☒ No *
		☐ N/A	
Individual	Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No		
Criterion 2 -Persons: ☐ Yes ☒ No	Criterion 2 -Persons: ☐ Yes ☒ No		
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No		
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No		
Period of Significance: n/a	Period of Significance: n/a		
		☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

Based on the Supplemental form completed for the subject building, the Historic Resource Evaluation (HRE) report prepared for 4546 19th Street by Tim Kelley Consulting (March 2012), and additional research by Department staff, the subject property at 4540 19th Street is not an historical resource under CEQA.

The subject property was developed around 1922 with the construction of a Mediterranean Revival-style, two-story-over-basement, single-family residence. According to the HRE for the adjacent property, the three properties at 4545, 4540 and 4534 19th Street were designed by R. R. Irvine and built by James C. Gibson as part of the Clover Heights subdivision. The property has undergone alterations including the infill of exterior side balconies, window replacement, and removal of architectural details. As most of the properties within the subdivision were constructed prior to 1923, the subject building does not appear to be significant for its association with the development of the area or with any other significant events or trends in the local area or San Francisco generally. Therefore, the subject property is not significant under Criterion 1. Based on the Supplemental form, no significant persons are associated with the subject property. The subject property is not significant under Criterion 2.

The subject building is a simple flat-roof, two-story-over-basement residential building with a little architectural detail. It is not a significant example of a type, period, or style nor does it represent the work of a master architect or builder. Irvine is known primarily for his commercial and multi-family buildings in the Marina, such as 1307 Bay Street, 1435 Bay Street, and 3789 Fillmore Street. Therefore, the subject property is not significant under Criterion 3.

The subject building is not significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type.

No identified or eligible district has been identified in this area. The surrounding residential neighborhood is eclectic in type, style, massing, and period of construction. Overall, the subject block lacks the cohesion needed to qualify as an eligible historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	4/27/2015

IMAGE



4540 19th Street



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Certificate of Determination Exemption from Environmental Review

Case No.: 2014-001163ENV
Project Title: SFMTA Columbus Avenue Bicycle Lanes & Road Diet Project
Project Sponsor: Laura Stonehill, San Francisco Municipal Transportation Agency
(415) 701-4789
Staff Contact: Sandy Ngan - (415) 575-9102
Sandy.Ngan@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The San Francisco Municipal Transportation Agency's (SFMTA) Columbus Avenue Bicycle Lanes & Road Diet Project (proposed project) would result in roadway changes to Columbus Avenue (between Broadway and Washington Streets) and Kearney Street (between Columbus Avenue and Jackson Street) in San Francisco's Financial District and Chinatown neighborhoods (Figure 1). Roadway changes include various lane reconfigurations (lane reduction, removal of tow-away parking lane, and left-turn restriction) in the project area to allow for Class II bicycle lanes in both directions along Columbus Avenue. The proposed project includes an optional project variant that would provide a transit-only lane along Kearney Street.

[continued on next page]

EXEMPT STATUS:

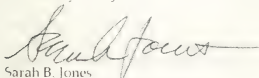
Categorical Exemption, Classes 1 and 4 (California Environmental Quality Act (CEQA) Guidelines Sections 15301 and 15304).

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.


Sarah B. Jones

Environmental Review Officer


Date

cc: Laura Stonehill, SFMTA
Kenya Wheeler, SFMTA
Richard Suter, Reservation Planner

Supervisor Christensen, District 3 (Clerk of the Board)
Supervisor Kim, District 6 (via Clerk of the Board)
Distribution List
Virna Byrd, M.D.F

PROJECT DESCRIPTION (continued):

Figure 1



Existing Conditions

The Columbus Avenue roadway between Broadway and Washington Streets measures 60 feet in width, and generally consists of two travel lanes (varying in approximate width from nine to 11 feet) with nine-foot-wide curbside parking in each direction; sidewalks on both sides measure 10 feet in width. However, the portion of Columbus Avenue between Jackson and Washington Streets consists of only one northbound travel lane (with curbside parking) and two southbound travel lanes (with curbside parking).

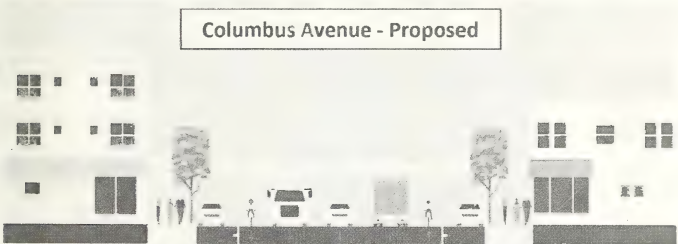
Additionally, the parking lane on the southbound side of Columbus Avenue between Broadway and Washington Streets becomes a travel lane with tow-away restrictions on weekdays between 7:00 a.m. and 9:00 a.m. A Class III bikeway (Bicycle Route 11) traverses the three-block Columbus Avenue segment, which is marked intermittently with sharrows in the lanes nearest to the curbside parking. Kearny Street between Columbus Avenue and Jackson Street consists of an approximately 47-foot-wide, one-way northbound street with three travel lanes (which vary in width from nine to 11 feet), 14-foot wide, two curbside parking lanes, and sidewalks along both sides of the right-of-way.

Proposed Project

Columbus Avenue

The proposed project would replace the existing bicycle sharrows on the segment of Columbus Avenue between Broadway and Washington Streets with new five-foot-wide, painted Class II bicycle lanes in both directions (Figure 2). Additionally the project proposes a road diet¹ on this segment of Columbus Avenue. The road diet would remove one northbound travel lane between Broadway and Jackson Streets, creating one continuous northbound travel lane along the three-block corridor. Furthermore, the existing southbound tow-away parking lane restriction along the entire three blocks would be removed, eliminating the temporary curbside travel lane but maintaining the use of this curbside lane for parking.

Figure 2



Note: Widths shown are approximate. Graphic not to scale.

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¹ A "road diet" is a type of street improvement that reallocates roadway space from parking and vehicular travel lanes for bicycle, transit, and pedestrian improvements.

Kearny Street

The two westernmost Kearny Street travel lanes between Jackson Street and Columbus Avenue allow for left turns onto Columbus Avenue. As the northbound portion of Columbus Avenue at the Kearny Street intersection would be reduced to a single travel lane as previously described, the middle travel lane would be reconfigured as a through-only lane (Figure 3). Advanced signage and lane markings notifying motorists of the new single left-turn configuration would be installed on the section of Kearny Street as it approaches Columbus Avenue. Muni buses would be exempt from the proposed left-turn restriction, allowing them to turn left directly into the curbside bus stop on Columbus Avenue.

Figure 3



Note: Widths shown are approximate. Graphic not to scale.

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Kearny Street Variant

An optional Kearny Street variant would install a transit-only lane on the block of Kearny Street between Columbus Avenue and Jackson Street. Instead of converting the number two lane to a through-only lane—as proposed in the unmodified project—the project variant would install an approximately 10-foot wide transit-only lane in that location (Figure 4). The transit-only lane would maintain the existing left-turn/through configuration. Advanced signage and lane markings notifying motorists of the new single left-turn configuration would be installed on the section of Kearny Street as it approaches Columbus Avenue. No parking would be removed as part of the project or project variant.

Figure 4



Note: Widths shown are approximate. Graphic not to scale.

(This space intentionally left blank)

Construction

The proposed bicycle lanes and transit-only lane option would be installed in coordination with planned street repaving, painting, curb ramp installation, and crosswalk marking² by the San Francisco Public Works (Public Works) in order to comply with City regulations to implement infrastructure and streetscape projects consistent with the Complete Streets policy.³ Painting of the bicycle lanes and transit-only lane would occur over the course of approximately two weeks once the street is repaved. The proposed project would require the use of roadway striping vehicles and painting equipment. No excavation would occur as part of the proposed project. Work would be performed on a block-by-block basis.

PROJECT APPROVALS:

The proposed project is subject to the review and approval by the SFMTA Board of Directors. Approval of the proposed project by the SFMTA Board of Directors is the Approval Action for this project. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

REMARKS:

Historic Resources

Several properties, both individual buildings and an historic district, that are listed on the National Register of Historic Places (NRHP) or eligible for listing, are located along the project corridor. Since the proposed project and construction activities would be limited to the public right-of-way and would not alter any adjacent buildings, no significant impact to these historic resources would occur.

The proposed project traverses the Jackson Square Historic District for two blocks. A travel lane and a tow-away restriction would be removed, with bi-directional bicycle lanes installed in their place along this segment of Columbus Avenue. As the Jackson Square Historic District does not encompass the public right-of-way, the proposed project would not substantially affect the integrity of this historic district. Therefore, the proposed project would not have any significant impacts on historic resources.

Transportation

Traffic

The proposed streetscape changes would reduce the motor vehicle carrying capacity at some intersections along the Columbus Avenue and Kearny Street project segments. An intersection Level of Service (LOS) analysis for the AM and PM peak hours were conducted for four intersections on Columbus Avenue

² Street repaving, curb ramp installation, and crosswalk marking planned by Public Works would be evaluated under CEQA separately from the proposed project. An application for environmental evaluation has yet to be filed with the San Francisco Planning Department. While the street repaving, curb ramp installation, and crosswalk marking work would be undertaken together for convenience, the work would have independent utility.

³ To minimize disruption to surrounding neighborhoods, whenever multiple city departments propose excavation on the same block within a five year period, Section 2.4.12 of the San Francisco Public Works Code requires the work to be combined and performed as a single excavation.

SFMTA Columbus Avenue Bicycle Lanes & Road Diet Project

(shown on Table 1) that would have changes to geometry, signal phasing, or vehicle volumes due to the Project. Table 1 shows the AM and PM peak hour analyses for existing and proposed and cumulative conditions (including for the transit-only lane project variant).

Table 1: AM / PM Peak Hour Existing (2014) and Cumulative (2040) LOS Analysis

		Broadway & Columbus (AM/PM)	Pacific, Kearny, & Columbus (AM/PM)	Jackson & Columbus (AM/PM)	Montgomery, Washington, & Columbus (AM/PM)
Existing	Delay	18.6 / 15.1	23.5 / 27.7	7.0 / 10.1	16.3 / 10.7
	v/c	.65 / .60	.50 / .53	.40 / .34	.41 / .40
	LOS	B / B	C / C	A / B	B / B
Existing+Project	Delay	18.9 / 17.8	41.8 / 35.2	8.2 / 10.1	30.6 / 10.7
	v/c	.65 / .78	.74 / .71	.51 / .34	.52 / .40
	LOS	B / B	D / D	A / B	C / B
Existing+Project Variant	Delay	18.9 / 17.8	42.2 / 35.8	8.2 / 10.1	30.6 / 10.7
	v/c	.65 / .78	.74 / .71	.51 / .34	.52 / .40
	LOS	B / B	D / D	A / B	C / B
Cumulative No Project	Delay	22.7 / 19.3	23.4 / 29.1	7.4 / 9.5	15.0 / 10.8
	v/c	.64 / .61	.49 / .54	.39 / .33	.39 / .41
	LOS	C / B	C / C	A / A	B / B
Cumulative+Project	Delay	22.8 / 19.8	34.8 / 34.6	8.3 / 9.5	22.1 / 10.8
	v/c	.70 / .73	.70 / .70	.49 / .33	.49 / .41
	LOS	C / B	C / C	A / A	C / B
Cumulative+Project Variant	Delay	22.8 / 19.8	35.1 / 10.8	8.3 / 9.5	22.1 / 10.8
	v/c	.70 / .73	.70 / .41	.49 / .33	.49 / .41
	LOS	C / B	D / B	A / A	C / B

Source: SFMTA, 2014.

Notes: Delay is measured in seconds per vehicle and v/c represents the volume-to-capacity ratio.

Future year 2040 cumulative baseline traffic volumes were developed in order to assess combined traffic effects resulting from proposed and future projects (relative to growth). For the future year 2040, cumulative baseline intersection traffic volumes for the AM and PM peak hours were estimated based on growth rates developed for the project area from data taken from the City and County of San Francisco Transportation Authority (SFCTA) travel demand model for the weekday AM and PM peak hours. These

cumulative traffic volumes account for overall growth due to cumulative development in the City and entire Bay Area by the year 2040.

The LOS calculations for the Existing Plus Project, Existing Plus Project Variant, 2040 Cumulative Plus Project, and 2040 Cumulative Plus Project Variant scenarios indicate that all intersections would operate at acceptable LOS (LOS D or better) during the AM and PM peak hours. Therefore, the proposed project and project variant would have less than significant project-specific and cumulative impacts related to traffic.

Transit

Muni routes 8X-Bayshore Express, 8AX-Bayshore A Express, 8BX-Bayshore B Express, 30-Stockton, 30X-Marina Express, and 41-Union travel along Columbus Avenue and/or Kearny Street in the project area. Northbound stops are located on Columbus Avenue at Montgomery Street and Columbus Avenue at Kearny Street. Southbound bus stops are located on Columbus Avenue at Broadway Street, and Columbus Avenue at Jackson Street. The proposed project would not relocate or eliminate existing bus stops. The proposed bicycle lane stripes would not overlap with the existing bus zones, thus allowing buses to pull to the curb without conflicting with the flow of bicycles. Several of the transit routes are proposed to be modified as part of the Muni Forward project (and evaluated in the Transit Effectiveness Project Environmental Impact Report⁴); however, Muni Forward is not proposing any streetscape changes to the project corridor. As previously discussed, the project would not result in significant impacts related to traffic, thus delays to transit would also be less than significant. Thus, the proposed project would not result in significant impacts related to transit operations or performance. Therefore, the implementation of the proposed project would not have significant project-related or cumulative impacts on transit.

Pedestrians

The project proposes to install bicycle lanes and a transit-only lane. These components would be installed entirely in the roadway, and would thus not narrow sidewalks, alter existing pedestrian facilities, or otherwise negatively affect pedestrians in the project area. As previously discussed, Public Works proposes to install new crosswalks in the project area; these treatments would be installed in coordination with the proposed project. Thus, the project's components would not affect existing or planned pedestrian facilities and would not result in impacts related to pedestrian circulation or safety. The project's proposed bicycle lanes and transit-only lane would be designed in accordance with applicable City standards, and would therefore not result in hazardous pedestrian conditions. Therefore, the project would not have significant project-related or cumulative impacts on pedestrians.

Bicycles

The proposed project would install new bicycle lanes, and reduce the number of vehicle travel lanes. Bicycles currently traveling in the northbound and southbound directions currently share a travel lane with vehicles. The proposed bicycle lanes would separate bicyclists from vehicle traffic; thus the project would not result in any new hazardous conditions, and would likely result in improved conditions for

⁴ San Francisco Planning Department. *Transit Effectiveness Project Final Environmental Impact Report*. This document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400 as part of Case File No. 2011.0558E.

bicyclists in the project area. Therefore, the project would not result in project-related or cumulative impacts on bicycling.

Emergency Access

The proposed project would not close any existing streets or entrances to existing buildings in the project area, and emergency vehicles would not be impeded by the proposed street changes. Emergency vehicles would be able to utilize the proposed painted bicycle lanes and bus lane as necessary. While the project would remove an existing northbound travel lane on Columbus Avenue between Jackson and Broadway Streets, the intersections in the project area would continue to operate at acceptable levels of service, as previously discussed. Thus, the project would not substantially slow emergency response times. Additionally, the proposed project was vetted by relevant City departments as part of the Transportation Advisory Staff Committee; no emergency access issues were identified.⁵ In light of the above, the proposed project would not impede emergency vehicles or otherwise cause significant project-specific or cumulative impacts related to inadequate emergency access.

Construction

The proposed project would involve bicycle lane painting and transit-only lane painting. As discussed in the Project Description, these elements would be installed in coordination with a separate project planned by Public Works—to be evaluated under CEQA separately—which includes repaving, roadway painting, crosswalk marking, and curb ramp installation. Construction of the proposed project would occur over the course of approximately two weeks and would involve the use of road striping vehicles and painting equipment. The street painting vehicles and equipment would travel within the project area, and traffic would be routed around the construction activities. Roadway construction activities associated with the proposed project would be limited in duration. Therefore, project-related and cumulative impacts resulting from construction activities would be less than significant.

Loading

The proposed project would not remove or relocate existing passenger- or commercial-loading zones. Thus, there would be no project-related or cumulative impacts on loading.

Parking

The proposed project would not remove any existing on-street or off-street parking spaces. The southbound curbside parking lane along Columbus Avenue between Washington and Broadway Streets is currently posted with a tow-away restriction prohibiting parking on weekdays between the hours of 7:00 a.m. and 9:00 a.m. to allow for an additional southbound travel lane during this time. The proposed project would eliminate this tow-away parking restriction but otherwise maintain these existing on-street parking spaces.

⁵ San Francisco Municipal Transportation Agency. *Transportation Advisory Staff Committee Minutes*. January 22, 2015. This document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400 as part of Case File No. 2014-001163ENV.

In summary, the proposed project would not result in a substantial parking deficit that would create hazardous conditions or significant delays affecting traffic, transit, bicycles or pedestrians. Therefore, impacts related to parking would be less than significant.

Other Effects

Overall, the proposed project would not result in significant impacts related to air quality, noise, or any environmental topics.

CONCLUSION:

CEQA State Guidelines Section 15301, or Class 1, provides an exemption from environmental review for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of an existing use beyond that existing at the time of the lead agency's determination. This exemption applies to existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities (this includes road grading for the purpose of public safety). The proposed project consists of traffic lane configuration changes (lane reductions and turning restrictions on some blocks as noted in "Project Description" above) where no more than negligible increase in use of the street would result. All changes would occur within the existing street and sidewalk right-of-way. The proposed project would therefore be appropriately exempt under Class 1.

CEQA State Guidelines Section 15304, or Class 4, provides an exemption from environmental review for minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes. This exemption class includes the creation of bicycle lanes on the existing right-of-way. The proposed project includes installation of new bicycle lanes within the existing right-of-way on Columbus Avenue. No trees would be removed as part of the project. The proposed project would therefore be appropriately exempt under Class 4.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The proposed project would be exempt under the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
935-937 North Point Street		0453/013A	
Case No.	Permit No.	Plans Dated	
2015-002655ENV			
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Façade alteration of a three-story-over-garage, two-family home.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jenny Delumo	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☒	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per attached PTR form dated 5/6/2015
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Allison K. Vanderslice Digitally signed by Allison K. Vanderslice DN: cn=org, dc=cityplanning, ou=CityPlanning, ou=Environmental Planning, ou=Allison K. Vanderslice, email=Allison.Vanderslice@sf.gov, c=US	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Allison Vanderslice		Signature: Allison K. Vanderslice
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		Digitally signed by Allison K. Vanderslice DN: cn=org, dc=cityplanning, ou=CityPlanning, ou=Environmental Planning, ou=Allison K. Vanderslice, email=Allison.Vanderslice@sf.gov, c=US Date: 2015.05.07 11:38:48 -07'00'
Once signed and stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Preservation Team Meeting Date: 5/6/2015 **Date of Form Completion** 5/6/2015

PROJECT INFORMATION:		
Planner:	Address:	
Allison Vanderslice	935 North Point Street	
Block/Lot:	Cross Streets:	
0453/013A	Polk and Larkin Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		2015-002655ENV

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration ☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW: 2/24/2015

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Facade remodel. Horizontal and vertical addition with completed interior remodel was previously approved. A Historic Resource Determination form (Supplemental) dated 2/27/2015 and an Historic Resource Evaluation (HRE) report by Richard Brandi (dated 4/28/2015) was submitted by the project sponsor to aid this review.	

PRESERVATION TEAM REVIEW:			
Historic Resource Present		☐ Yes	☒ No *
		☐ N/A	
Individual	Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No		
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No		
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No		
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No		
Period of Significance:	Period of Significance:		
		☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☐ Yes	☒ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

935 North Point is a two-family residence constructed in 1940 on the south side of North Point Street across the street from Ghirardelli Square. This Period Revival-style, two-story-over-garage, wood-frame building is clad with stucco and features two bay windows. The building has minimal architectural detailing but appears to have undergone few alterations. The building is one of four buildings (935-957 North Point Street) designed in a similar style and constructed by local contractor Thomas R. Sharman. Based on the information provided in the Supplemental form, HRE report, and additional research by Department staff, the subject property is not an historical resource under CEQA.

Constructed in 1940, the subject building post-dates the initial development of the neighborhood and is not associated with significant events in the neighborhood or San Francisco generally. Therefore, the subject building is not significant under Criterion 1. The subject building is not eligible under Criterion 2, as the building does not appear to be associated with any significant individuals based on the HRE report.

The subject property is not significant under Criterion 3. The building is not a significant example of a type or period. The building was originally owned and constructed by local contractor Thomas R. Sharman. Based on the HRE report and review of Department records, Sharman is not a master builder nor would this property or the group of four properties qualify as a significant example of his work.

The subject building is not significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type.

The subject property is one of four similarly designed properties constructed by Sharman in 1940. Due to alterations and minimal architectural detailing this group of buildings is not a significant example of Period Revival-style buildings nor are they collectively a good example of a type or period. Beyond these adjacent properties, the subject block contains a mix of residential building styles, types and periods of construction. A parking garage stands adjacent to the subject property, Ghirardelli Square is across the street, and a high school and large 1960s development are one block to the west. Due to the lack of cohesion in the area, the subject property does not appear to be part of an eligible historical district. No previously identified historic district was found in this area.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Sharman</i>	5-6-2015

IMAGE



935-937 North Point, 2014



SAN FRANCISCO PLANNING DEPARTMENT

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JUN 01 2015

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
95 Nordhoff St		6763/001	
Case No.	Permit No.	Plans Dated	
2014.1490E		9/10/2014	
☐ Addition/ Alteration	☒ Demolition (requires HRER if over 45 years old)	☒ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Demolish an existing single-family home, subdivide parcel into four parcels, and construct four three-story single-family homes.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an Environmental Evaluation Application is required.

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☒	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☒	Class 15. Land division into four or fewer parcels when no variance is required and average slope of the parcel is not >20%.

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an Environmental Evaluation Application is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the

	Maier program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maier layer).
☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an <u>Environmental Planner</u>.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8 Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☒	9 Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: <u>5/6/2015</u> (attach HRER) b. Other (specify): <u>RECLASSIFIED AS A C-BUILDING:</u> <u>NOT A HISTORIC RESOURCE</u>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply):	
	☐ Step 2 – CEQA Impacts	
	☐ Step 5 – Advanced Historical Review	
	STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: <u>E. TUFFY</u>	Signature: <u>[Signature]</u> <u>5/7/2015</u>
	Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Preservation Team Meeting Date: 4/27/2015	Date of Form Completion 4/27/2015
--	--

PROJECT INFORMATION:		
Planner:	Address:	
E. Tuffy	95 Nordhoff Street	
Block/Lot:	Cross Streets:	
6763/001	Stillings Avenue	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014.1490E

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☐ Alteration
		☒ Demo/New Construction	

DATE OF PLANS UNDER REVIEW: 09.10.14

PROJECT ISSUES:	
☐	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted:	
1. Historic Resource Evaluation prepared by Tim Kelley (dated August 2014).	
2. Supporting material from the Glen Park Neighborhood History Project (dated March 12, 2015).	
Proposed Project:	
Demolish existing single family dwelling and construct 4 new residential buildings.	

PRESERVATION TEAM REVIEW:			
Historic Resource Present		☐ Yes	☒ No *
		☐ N/A	
Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No
Period of Significance:		Period of Significance:	
		☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

The subject property is a 2-story wood frame house on a raised basement situated on a corner lot at the intersection of Nordhoff St. and Stillings Ave in the Glen Park neighborhood. Based on historic documents, maps and photographs, it can be estimated that the existing building was constructed by 1908 for owners Calvin Otis Stillings and his wife, Ada Frances Parker Stillings. Mrs. Stillings, originally from Oakland, California, and Mr. Stillings, a Maine native who worked as a sewing machine repairman, lived in the house for approximately two years before relocating to Tacoma, Washington in 1911. Since 1908, the Folk Victorian-style house has undergone several alterations including enclosure of the Victorian-era porch and the addition of a basement garage in 1925, as well as a full exterior re-cladding with asbestos shingle siding in 1940.

Information provided in the consultant report and by the neighborhood association shows the house's connection to early 20th century owners who were part of a wave of development in the area following the 1906 earthquake. However, there is not adequate evidence that the subject property is associated with events or persons important to local, state or national history such that it would be eligible for listing under Criteria 1 or 2 respectively. Based on historic photographs, the character-defining exterior features of the Folk Victorian design, such as the thin horizontal clapboard siding, visible entry sequence on the primary facade under a covered open porch, and jigsaw-cut architectural ornament on the wraparound porch support columns have been obscured by alterations over time. As a result, the building as it presently exists does not retain the level of architectural integrity required for listing on the California Register of Historical Resources under Criterion 3.

The architectural character of Nordhoff St. and Stillings Ave. in this location is mixed, with various residential building styles spanning five decades. Although a small grouping of Mediterranean Revival-style residences from the 1920s appear between 49-61 Stillings Ave, the larger surrounding context is not cohesive in either its development history or style to be eligible for listing in the California Register of Historical Resources as an historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	5-6-2015



95 Nordhoff Street (ca. 1908)

JUN 24 2015



SAN FRANCISCO PLANNING DEPARTMENT

SAN FRANCISCO
PUBLIC LIBRARY

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
740-742 Washington St.		0194/009	
Case No.	Permit No.	Plans Dated	
2014.0775E		5/18/2014	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Change of use from 3,317.5 sf residential use over 9,994.5 sf ground floor commercial to 24 units (11,612 sf) of group housing over 1,700 sf of ground floor restaurant use. Modifications to storefront.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

*Note: If neither class applies, an *Environmental Evaluation Application* is required.*

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i>Maier program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maier layer).</i>
☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading—including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an <u>Environmental Planner</u>.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	
The new use would not exceed the equivalent occupancy of the former use.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☒	Category A: Known Historical Resource. GO TO STEP 5.
☐	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☒	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☒	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☒	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☒	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☒	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☒	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☒	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
☒	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☒	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☒	8 Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments): Per HRER dated 05.18.15 case #2014-0775E.
☐	9 Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): _____

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☐	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.

Comments (optional):

Preservation Planner Signature: Lily Yegazu 05.20.15

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: <u>Lily Yegazu</u>		Signature: <u>Lily Yegazu</u> 05.20.15
Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	

CATEX FORM

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date May 18, 2015
Case No.: 2014.0775E
Project Address: 740-742 Washington Street
Zoning: CVR (Chinatown – Visitor Retail)
50-N Height and Bulk District
Washington Broadway 1 SUD
Block/Lot: 0194/009
Staff Contact: Lily Yegazu (Preservation Planner)
(415) 575-9076
lily.yegazu@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART II: PROJECT EVALUATION

PRE-EXISTING HISTORIC RATING / SURVEY

Constructed in 1907, the subject building at 740-742 Washington Street is located on the north side of Washington Street, between Kearny and Wentworth streets. The subject property is located within the boundaries of the National Register Eligible Chinatown District of San Francisco. The subject property is given a rating of "C" (of Contextual Importance) in 1978 by the San Francisco Heritage. In addition, the subject property was given a 2D2 rating as a contributor to a district determined eligible for the National Register by consensus through Section 106 process in 1997. As such, the property at 740-742 Washington Street is a "Category A: Known Historic Resource" for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

Although the Chinatown Historic District has not been officially locally designated, the eligibility for such a district has been identified. The character of the district is one of high-density, characterized by a variety of commercial and residential buildings dating from 1906. Most buildings are no taller than four stories. The character defining features of the district include masonry construction with masonry and steel framed facades, carefully proportioned fenestration, and decorative cornices some in copper but most painted in sheet metal. The brick varies in color, some white glazed brick, with common red brick served for the property line walls.

The ground floor level of the subject building was significantly altered in 1957 with the introduction of a textured façade treatment and triangular canopy. As such, the character-defining features of 740-742 Washington Street are limited to the upper and third stories of the main façade and include the following:

- Brick clad flat front façade,
- Window openings with brick arched surrounds,
- Prominent cornice with brackets and dental molding, and
- Pilasters at each side of the building, extending from the second to third floor, although covered with non-historic sheet metal currently,

Proposed Project

☐ Demolition

☒ Alteration

☐ New Construction

PER DRAWINGS DATED: May 18, 2014 by Darosa & Associates

PROJECT DESCRIPTION

740-742 Washington Street is a three-story rectangular brick structure with a flat roof, constructed in 1907. The existing structure is setback approximately 4-feet from the adjacent property to the east, creating a narrow passageway. The primary façade was initially designed to be symmetrical with four double-hung wood-sash windows along each side of a small double-hung window at the center of each floor as documented by photographic evidence from 1951. The second floor has been altered since with the installation of a fixed pane window and a glazed fire-escape exist door in the left bay, as well as a plate glass window in the right bay of the second floor. The historic wood windows have been replaced with vinyl windows on the upper floors. The edges of the façade at the second and third stories have flat metal pilasters topped by capitals. The ground floor has also been substantially altered with a stucco finish and non-historic storefront systems. A smaller fire escape located on the third floor stretches from the small center window to the adjacent double hung window to the east and a longer fire escape stretches the width of the second floor.

The current proposal is to convert the existing approximately 10,229 square feet (sf), three-story-over-basement mixed use building into 26-room group housing with a restaurant use at the ground floor and basement levels. A roof deck area is proposed with as common open space for the residents as well as storage and laundry area.

The proposal includes the following in the scope of work:

- Installation of a new storefront system including painted dark metal finish, low bulkhead, clear glazed area and transom level glazing separated by pilasters. Both the entrance to the upper level residential units and the entrance to the commercial tenant space open directly to the street,
- The existing brick façade of the upper levels will be retained,
- The previously combined windows on the second floor will be returned to their original size and configuration,
- The new windows will have wood double-hung windows including ogee lugs,
- The existing vinyl windows on the existing upper level will also be replaced with wood double-hung windows including ogee lugs,
- The sheet metal covering the pilasters will be removed; any extant pilasters found will be repaired or replaced in kind. If no extant pilasters are found, the sheet metal covers will be retained,
- Replacement of the large fire escape on the second floor with a smaller one matching that on the third floor in width,
- Installation of a new roof deck with glass guard rail setback 5-feet from the front and sides of the building,

- Addition of a new stair penthouse, storage and laundry area is proposed along the rear half of the roof and not visible from the public right-of-way.
- No changes are proposed to the brick façade or prominent cornice.

PROJECT EVALUATION

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

- ☒ The project will not cause a significant adverse impact to the historic resource as proposed.
- ☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

- ☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.
- ☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

Staff concurs with the Historic Resource Evaluation prepared by Richard Brandt that the proposed project would not cause a significant adverse impact to a historic resource such that the significance of a historic resource would be materially impaired. The proposed project does not include the alteration and removal of character-defining façade materials such that the resulting project would materially impair the significance of the known historic resource by altering its character-defining features.

The following is an analysis of the proposed project per the applicable *Secretary of the Interior Standards for Rehabilitation* (Secretary's Standards):

Standard 1

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The proposed project will provide residential uses (group housing) with commercial uses on the ground floor. Both the residential and ground floor commercial uses are compatible and consistent with historic and existing uses in the District. The proposed project would not result in expansion of the building footprint, and would not result in a change to the distinctive materials, features, spaces, and spatial relationships of the District contributors.

Therefore, the proposed project does not comply with Rehabilitation Standard 1.

Standard 2.

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The proposed project includes storefront alteration that will bring the substantially altered storefront closer to being consistent with traditional storefront configurations. The proposed partial restoration of the upper floor openings to their original configurations based on photographic evidence will ensure the character of the property will be retained and preserved. The proposed new roof deck with clear glass guardrail setback 5-feet from the front and side building faces and penthouse, storage and laundry area setback more than half the depth of the building will not be visible from the public right-of-way. These alterations will not result in the alteration of any character-defining features of the historic property and will not result in the loss of distinctive materials that will alter the features characterizing the property. Furthermore, the proposed project will not remove historic features or spaces that characterize the District.

Therefore, the proposed project complies with Rehabilitation Standard 2.

Standard 5.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The proposed project will not affect any original distinctive materials, features, finishes, and construction techniques that characterize the resource or District. The partial restoration of the upper level fenestration configuration will ensure the preservation of character-defining features and will not damage any distinctive features of the building.

Therefore, the proposed project complies with Rehabilitation Standard 5.

Standard 9.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed storefront alterations will not destroy historic materials and will be compatible with the character of the surrounding district while still being clearly differentiated to avoid creating a false sense of history. Specifically, the new storefront system will be comprised of painted metal windows and glazed doors. The storefront system replacement will occur at the previously altered and non-compatible ground floor level and will continue the rhythm of storefront openings found in contributing building in the subject district. Furthermore, the bulkhead component of the storefront and the transom level glazing will unify the storefront at the same time relate in terms of materiality, configuration, and proportion to other similar ground-floor features found in the subject district. In addition, the proposed roof level addition will be setback from the front and sides of the building so as not to be visible from the public right-of-way. The partial restoration of the upper level windows to their original configuration will ensure the features that characterize the property are preserved.

Therefore, the proposed project complies with Rehabilitation Standard 9.

Standard 10.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed project involves the addition of a deck, stair penthouse, storage and laundry area at the roof level. The roof deck addition is setback at least 5-feet from the front and sides of the building and the rest of the addition is setback at least half the depth of the building and extends towards the rear elevation, none of which are visible from the public right-of-way. The historic massing and scale of the structure will not be altered as a result of these additions. The height, setback and overall character of the proposed addition would not overwhelm the existing structure and alter the historic appearance. The proposed rooftop addition, in combination with the proposed alterations to the facade will not alter the essential form and integrity of the historic property and the essential form and integrity of the building and district would not be unimpaired if the proposed work was removed at a future date.

Therefore, the proposed project complies with Rehabilitation Standard 10.

Summary

Overall, the Department finds that the project is consistent with the *Secretary of the Interior Standards for Rehabilitation (Standards)*, which emphasizes retention of character-defining features and sensitive change that minimally impacts these features. As currently proposed, the project at 740-742 Washington Street will not have a significant adverse impact upon a historic resource, as defined by CEQA.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: 

Tina Tam, Senior Preservation Planner

Date: 5-20-2015

cc: Monica Huggins, Environmental Division/ Historic Resource Impact Review File

LY: C:\Documents\HRER\740 Washington St\740 Washington St HRER_Part II.docx

Site Photos

SUBJECT PROPERTY



Case Number 2014.0775E
740 Washington Street



JUN 24 2015

SAN FRANCISCO
PLANNING DEPARTMENTSAN FRANCISCO
PUBLIC LIBRARY**CEQA Categorical Exemption Determination****PROPERTY INFORMATION/PROJECT DESCRIPTION**

Project Address		Block/Lot(s)	
2090 Great Highway		2168/022-039	
Case No.	Permit No.	Plans Dated	
2014-000909ENV		1/14/2015	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Extend south stairway to roof, build a roof penthouse, and remove existing fire escape. Replace windows, damaged stucco, and install structural components to building.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Lana Russell-Hurd	

Details: signed by Lana Russell-Hurd
approved by: [Signature] on 2/13/15
DATE: 2/13/15

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.

- ☐ 1. Change of use and new construction. Tenant improvements not included.
- ☐ 2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
- ☐ 3. Window replacement that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
- ☐ 4. Garage work. A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
- ☐ 5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
- ☐ 6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
- ☐ 7. Dormer installation that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
- ☐ 8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

Note: Project Planner must check box below before proceeding.

- ☒ Project is not listed. **GO TO STEP 5.**
- ☐ Project does not conform to the scopes of work. **GO TO STEP 5.**
- ☐ Project involves four or more work descriptions. **GO TO STEP 5.**
- ☐ Project involves less than four work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

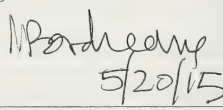
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.

- ☐ 1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
- ☐ 2. Interior alterations to publicly accessible spaces.
- ☐ 3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
- ☐ 4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
- ☐ 5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
- ☐ 6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
- ☐ 7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): PTR dated 05/20/15
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Marcelle Boudreaux	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Marcelle Boudreaux		Signature:
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required. CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	5/11/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Marcelle Boudreaux	2090 Great Highway	
Block/Lot:	Cross Streets:	
2168/022-039 (18 lots)	Corners: Quintara Street & 48th Avenue	
CEQA Category:	Art. 10/11:	BPA/Case No.:
2014-000909ENV		201410280082

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	
------------------------------------	--

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
EXTEND SOUTH STAIRWAY TO ROOF. BUILD A ROOF PENTHOUSE ROOF. REMOVE (E) FIRE ESCAPE. AND REPLACE ALL WINDOWS TO FIBERGLASS	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:		Period of Significance:		
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to Supplemental Information provided by the applicant (3/12/15) the subject property at 2090 Great Highway is a three-story over garage, eighteen-unit condominium building built in 1963. The building's footprint is rectilinear, maximizes the buildable area of the lot, and occupies a parcel visible by public right-of-way on three sides (Great Highway, Quintara Street and 48th Avenue). The building is clad in stucco and capped by a flat roof with overhanging projections. On the Great Highway façade, two bays extending the three habitable levels are clad with vertical board.

Post-WWII San Francisco saw decades of continuous growth in the single-family and multi-family residential markets. From 1946-1969, builder-developers, architects and designers were experimenting within the Modern design context. (San Francisco Modern Architecture and Landscape Architecture HCS). John E. Baumann, the designer recorded on the original building plans, worked in this era. According to Planning Department records, J. Baumann started as a draftsman working for his father master architect H.C. Baumann. This project was a product of J. Baumann's collaboration with Edward McKeon. J. Baumann was a prolific designer of multi-family buildings, some with typical Mid-Century characteristics, located primarily in the Pacific Heights, Laurel Heights (Arguello Boulevard), the Marina and Cow Hollow neighborhoods. However, the subject property is best classified as 'Contractor Modern' (HCS) a term reflective of incorporating only the most basic Modern characteristics – smooth stucco, flat roof form, simple box-like form – and is more notable for the absence of style. Fifty-nine of the windows were replaced in same openings in 1996, and in subsequent years permits were pulled for individual window replacements. There are no other known exterior alterations.

Many of the surrounding parcels were developed by the early 1950s, so this infill development capped the end of the block. Completed in 1963, the first tenants of 2090 Great Highway are recorded in the year 1964. According to records provided in the Supplemental Information, the occupancy of tenants at 2090 Great Highway was often short-term, frequently for one year, and occasionally ranging to two -five years.

No known historic events occurred at the property (Criterion 1) and none of the owners or occupants have been identified as important to history (Criterion 2) for listing in the California Register of Historic Resources, respectively. The existing structure does not possess high artistic value (Criterion 3) for listing in the California Register. The subject property is not located within the boundaries of an identified historic district. Therefore 2090 Great Highway is not eligible for listing in the California Register individually or as part of a district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Uma De</i>	5-20-2015

2090 Great Highway

View from Great Highway looking North East





SAN FRANCISCO PLANNING DEPARTMENT

JUN 24 2015
SAN FRANCISCO
PUBLIC LIBRARY

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1155 Ingerson Ave.		4968/026	
Case No.	Permit No.	Plans Dated	
2015-002096ENV	20131017627 <i>SAG</i>	10/14/2014	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			
Horizontal addition and addition of a rear spiral staircase to an existing single family home.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Lana Russell-Hurd	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form dated 5/18/2015.
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review . The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Justin Greiving	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Justin A Greiving		Signature: Justin Greiving Digitally signed by Justin Greiving DN: dc=org, dc=sfgov, o=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Justin Greiving, email=Justin.Greiving@sfgov.org Date: 2015.05.21 10:59:17 -0700
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	

CATEX FORM**DETERMINATION OF NO SUBSTANTIAL MODIFICATION**

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	5/7/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Justin Greving	1155 Ingerson Avenue	
Block/Lot:	Cross Streets:	
4968/026	3rd and Jennings streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2015-002096ENV

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	10/14/2014
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PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information for Historic Resource Determination prepared by Sergio Galdamez (dated January 15, 2015)	
Proposed Project: Horizontal addition and addition of a rear spiral staircase to an existing single family home.	

PRESERVATION TEAM REVIEW:			
Historic Resource Present		☐ Yes	☒ No *
		☐ N/A	
Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No
Period of Significance:	n/a	Period of Significance:	n/a
		☐ Contributor ☒ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

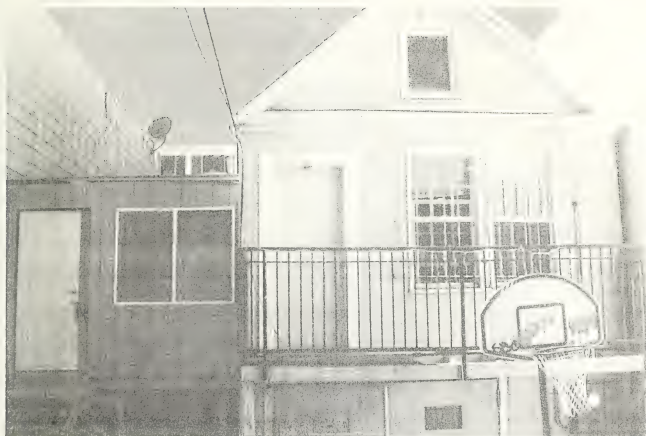
According to the Supplemental Information for Historic Resource Determination prepared by Sergio Galdamez (dated January 15, 2015) and information found in the Planning Department files, the subject property at 1155 Ingerson Avenue contains a wood-frame single-family dwelling constructed in 1907 (source: building permit). The original building is a simple vernacular cottage with a front gable roof. Although an original permit was located, the name of the owner and architect/builder is illegible. The earliest identified resident was Honore Michard, a baker who lived in the house with his wife Sylvia in 1923. Known exterior alterations include recladding the front and side elevations with asbestos shingles (1951), and porch and stair replacement (1966). Other unpermitted alterations include the construction of side and rear addition at a later unknown date.

No known historic events occurred at the subject property (Criterion 1). The subject property was developed towards the southern boundary of the City immediately east of the Southern Pacific Railway. None of the owners or occupants have been identified as important to history (Criterion 2). The building is a simple vernacular structure that is of unremarkable architectural quality or design. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Sunnyside neighborhood on a block that features single-family residences from the early to middle twentieth century in a variety of architectural styles, from Mediterranean Revival to contractor Modern. Altogether the block does not feature a unified collection of buildings from one period of construction or single architectural style.

Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	5/18/2015



(N) FRONT ELEVATION



SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

JUN 24 2014

SAN FRANCISCO
PUBLIC LIBRARY

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1283 Greenwich Street		0095/024	
Case No.	Permit No.	Plans Dated	
2014-000145Env			
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			
UNIT MERGER OF 2 FAMILY INTO SINGLE FAMILY HOME. INTERIOR REMODEL & SEISMIC UPGRADE. EXPAND (E) BASEMENT FOR NEW ELEVATOR. NEW PRINCIPLE FACADE.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an Environmental Evaluation Application is required.

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i>Maheer program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maheer layer).</i>
☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i> If box is checked, a geotechnical report is required and a Certificate of higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading—including excavation and fill on a landslide zone—as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report is required and a Certificate of higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)</i>
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an <u>Environmental Planner</u>.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Laura Lynch	
Maheer application waiver (SMED:1002).	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): per PTR Form dated 5/20/2015
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Gretchen Hilyard	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Gretchen A. Hilyard Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		Signature: Gretchen Hilyard Digitally signed by Gretchen Hilyard DN: c=us, o=City of San Francisco, ou=City Planning, ou=Current Planning, cn=Gretchen Hilyard, email=Gretchen.Hilyard@sfgov.org Date: 2015.05.26 10:54:27 -0700
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	

CATEX FORM

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Preservation Team Meeting Date:		Date of Form Completion	5/7/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	1283 Greenwich Street	
Block/Lot:	Cross Streets:	
0095/024	Larkin Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014-000145ENV

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	10/17/2014
------------------------------------	------------

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation for 1283 Greenwich Street prepared by Page & Turnbull, dated April 15, 2015.	
Proposed project: Unit merger of two-family into single family home. Interior remodel of existing 3-story residence and seismic upgrade. Expand existing garage and basement level principal facade to be redesigned and replaced.	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:		Period of Significance:		
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

See attached sheets.

Signature of a Senior Preservation Planner / Preservation Coordinator:

Date:

Gma

5/20/2015

According to the Historic Resource Evaluation prepared by Page & Turnbull (dated April 15, 2015), information found in the Planning Department files, and the Environmental Design Archives at UC Berkeley; the subject property at 1283 Greenwich Street contains a 2-story-over partially exposed basement; wood frame, two-unit residential building originally constructed in 1908 and subsequently remodeled in 1940. The building was constructed in 1908 by an unknown architect and contractor E. T. Huffman in a Victorian-era style. In 1940, the front façade was remodeled and a penthouse addition was added by master architect Gardner A. Dailey for owner Claire Brown. The resulting building has some elements of the Victorian and Second Bay Tradition architectural styles, but is largely Vernacular in character and bridges these stylistic periods.

Known exterior alterations to the property include: construction of a third story addition (1940), window replacement and addition of balcony (1959), relocation of 4" cast iron pipe on exterior and installation of jalousie window in bathroom (1962), removal of 3rd unit (1962), enclosure of 3rd story deck (1987), creation of 3rd story sunroom (1988), dry rot repair (1997), and aluminum window replacement (illegible date on permit). Alterations that have occurred to the property since the 1940s remodel by Garden Dailey include: installation of a metal gates at front entry porch; installation of door to enclose front entry porch; installation of a new windows on the 3rd story penthouse; replacement of original windows; enclosure of a portion of the rear penthouse deck to create a sunroom; alteration of porch roof form; removal of architect-designed planter boxes and rail at the south porch and replacement with a contemporary rail.

No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3 according to the explanation below.

The 1940 alterations to the subject building were designed by master architect Gardener A. Dailey, who is one of the leaders of the modern architectural movement in Northern California. Dailey is best known for his dramatic and pioneering shift in the 1930s from tradition architectural styles such as Neoclassical and Spanish Revival to a unique form of modern design later categorized as the Second Bay Tradition. His modern designs featured simple box-like forms clad with redwood siding and other natural materials, elegant and expansive use of glazing featuring thin mullions and muntins, a strong connection between indoor and outdoor spaces, overall lack of ornamentation, overhanging roof eaves, and low or flat pitched roofs.

Dailey was commissioned to modernize and remodel several Victorian-era buildings during the 1930s-1940s, including the subject property. These projects often involved stripping the façades of Victorian-period detailing and altering window and door openings to achieve a lighter and more glazed aesthetic. Although these projects provided Dailey with the opportunity to experiment and develop his Second Bay Tradition design philosophies, the existing buildings often constrained the opportunity to fully express these modern principles. The subject building is an example of the transitional work of Dailey's early career and does not fully represent Dailey's modern signature style. Additionally, archival drawings indicate that Dailey's 1940 alterations to the subject property were not completed as originally drawn (e.g. the front façade includes angled bay windows that were shown to be removed on Dailey's elevation to create a flat façade, but angled bay windows were included in the final design). It is likely that Dailey supervised these changes per the client's request; however, no documentation exists to confirm the origin of these changes from his originally drawn design. The subject property is not a significant example of Dailey's work and is not a good example of his signature Second Bay Tradition style. Dailey's modern aesthetic is best represented in San Francisco by his new residential construction projects including his own house at 281-283 Telegraph Hill Boulevard (1936) and flats he designed for the Avansino family at 351 Filbert Street (1951).

The subject property is not located within the boundaries of any identified historic districts. The subject property is located within the Russian Hill neighborhood on a lot fronting a public stairway and landscaped area that is closed to vehicular traffic. The subject block exhibits a great variety of architectural styles, construction dates, and ranges from single-family occupancy to high-rise apartment complexes. The subject block faces a public green space and reservoir. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.



Figure 3: 1281-1283 Greenwich Street, facing southwest. Primary (north) facade is at right, east facade is at left.

Two entrances are located at the left (east) side of the first story, set back from the northernmost plane of the primary façade. The entrance doors, both paneled wood, are set within a wood-paneled alcove; one door faces north and the other east. The alcove is enclosed by scrolled iron gates (fixed at the east, paired facing north) and is accessed via a slate-paved path with two steps at the north lot line and three steps at the alcove. The left (east) side of the path includes a low concrete wall which delineates the east perimeter of the lot.

JUN 24 2015

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SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
261 Joost Ave.		6770/038	
Case No.	Permit No.	Plans Dated	
2015-004432ENV		3/26/15	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Front facade alterations.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE

TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form dated 5/22/2015.
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Justin Greving Digitally signed by Justin Greving DN: dc=org, dc=stg, dc=cityplanning, ou=CityPlanning, ou=Current Planning, ou=Justin Greving, email=Justin.Greving@sf.gov, o=San Francisco Planning Department	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.			
☒	No further environmental review is required. The project is categorically exempt under CEQA.			
<table border="1"> <tr> <td>Planner Name: Justin A Greving</td> <td rowspan="2"> Signature: Justin Greving Digitally signed by Justin Greving DN: dc=org, dc=stg, dc=cityplanning, ou=CityPlanning, ou=Current Planning, ou=Justin Greving, email=Justin.Greving@sf.gov, o=San Francisco Planning Department Date: 2015.05.26 15:37:37 -0700 </td> </tr> <tr> <td> Project Approval Action: Building Permit In Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project. </td> </tr> </table>		Planner Name: Justin A Greving	Signature: Justin Greving Digitally signed by Justin Greving DN: dc=org, dc=stg, dc=cityplanning, ou=CityPlanning, ou=Current Planning, ou=Justin Greving, email=Justin.Greving@sf.gov, o=San Francisco Planning Department Date: 2015.05.26 15:37:37 -0700	Project Approval Action: Building Permit In Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.
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Project Approval Action: Building Permit In Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.				
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.				

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Preservation Team Meeting Date:		Date of Form Completion	5/20/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Justin Greving	261 Joost Avenue	
Block/Lot:	Cross Streets:	
6770/038	Congo and Baden streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2015-004432ENV

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	March 26, 2015
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PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information for Historic Resource Determination prepared by Alex Chiappetta (dated March 26, 2015)	
Proposed Project: Front facade alterations.	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:	n/a	Period of Significance:	n/a	
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by Alex Ciappetta (dated March 26, 2015) and information found in the Planning Department files, the subject property at 261 Joost Avenue contains a single-story wood-frame single-family residence constructed in 1899 (source: water tap record). This simple vernacular building has a storefront with transom and pent roof added likely sometime after its construction. The address of the property was originally listed in the 1900 Sanborn map as 231 Joost, and later in 1950 as 247 Joost. While the water tap record lists Charles Taylor, John Neary, and William A Merralls as the original signatories, there is no indication that any of these three people lived on the property (although John Neary was listed in a 1900 City Directory at 229 Joost Ave). The earliest known occupants include George Wildgens, a cleaner for the San Francisco and San Mateo Electric Railway who lived in the house from 1899-1900, and John Lawless, a blacksmith who lived in the property in 1907. In 1930 George and Margaret Storer moved to the subject property and by 1931 are listed as grocers at the location. Known exterior alterations include building repairs to correct damage from a gas explosion (1915), and a rear addition (1930).

No known historic events occurred at the subject property (Criterion 1). Although the original owner of the property was likely William Merralls, a mining engineer who also owned the eight surrounding lots on the block where he built the Sunnyside Conservatory, there is no indication that Merralls lived in the subject property or that it had any direct association with his mining business. None of the owners or occupants have been identified as important to history (Criterion 2). The known occupants include residents who worked in the surrounding businesses but have not been identified as significant to history. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. The simple vernacular building is not of remarkable architectural quality and likely has very little visual relationship to the building constructed in 1899.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Glen Park or Outer Mission neighborhood. The subject block contains mostly single-family homes with a range of construction dates from the late nineteenth to mid-twentieth century. While some of the houses built during the 1920s are distinct as a whole, the subject block does not constitute a significant collection of historically related or architecturally distinct group of buildings.

Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	5/22/2015



261 JOOST AVE

MARCH 26 2015



261 JOOST AVE

MARCH 26 2015



JUN 24 2015

SAN FRANCISCO
PLANNING DEPARTMENTSAN FRANCISCO
PUBLIC LIBRARY**CEQA Categorical Exemption Determination****PROPERTY INFORMATION/PROJECT DESCRIPTION**

Project Address		Block/Lot(s)	
2604 Sacramento St.		0631/009	
Case No.	Permit No.	Plans Dated	
2012.0229E		4/30/15	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Three-story front and rear horizontal expansion of existing three-story single-family residence. Expand the east side of the building to the front property line; expand one-car garage into a two-car garage.			

STEP 1: EXEMPTION CLASS**TO BE COMPLETED BY PROJECT PLANNER****Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.**

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS**TO BE COMPLETED BY PROJECT PLANNER****If any box is checked below, an *Environmental Evaluation Application* is required.**

☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☒	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	
Sponsor enrolled in DPH Maher program.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): per PTR Form dated 9/8/2014
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Gretchen Hilyard Digitally signed by Gretchen Hilyard DN: cn=Gretchen Hilyard, o=City of San Francisco, ou=City Planning, email=Gretchen.Hilyard@sf.gov, c=US	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Gretchen A. Hilyard		Signature: Gretchen Hilyard
Project Approval Action: Building Permit It Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		Digitally signed by Gretchen Hilyard DN: cn=Gretchen Hilyard, o=City of San Francisco, ou=City Planning, email=Gretchen.Hilyard@sf.gov, c=US Date: 2015.06.02 09:37:58 -0700
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Preservation Team Meeting Date:		Date of Form Completion	9/4/2014
--	--	--------------------------------	----------

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	2604 Sacramento Street	
Block/Lot:	Cross Streets:	
0631/009	Steiner Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2012.0229E

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	11/9/2011
------------------------------------	-----------

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information Form prepared by Page & Turnbull (dated August 18, 2014).	
Proposed Project: Vertical addition over existing garage and horizontal addition.	

PRESERVATION TEAM REVIEW:			
Historic Resource Present		☐ Yes	☒ No *
		☐ N/A	
Individual	Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No		
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No		
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No		
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No		
Period of Significance:	Period of Significance:		
		☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

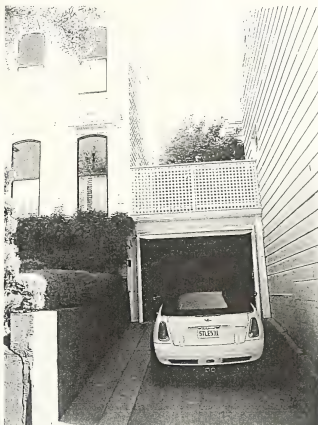
According to the Supplemental Information Form for Historic Resource Determination prepared by Page & Turnbull (dated August 18, 2014) and information found in the Planning Department archives, the subject property at 2604 Sacramento Street contains a two-story-over-basement, wood-frame, single-family residence designed in a Victorian-era inspired architectural style. The building was originally constructed in ca. 1874 by an unknown architect/builder. The building has undergone three major façade renovations since its initial construction: including removal of all front façade ornament sometime between 1938 and 1950, cladding the building with shingles and modification of the primary faced windows and detailing in ca. 1960, and installation of a Victorian-era inspired Italianate facade in 2000.

The subject property has been stripped of all original exterior architectural detailing and the current façade was conjecturally created using other Victorian facades in the neighborhood as examples. The building is not architecturally distinct such that would qualify it for listing in the California Register under Criterion 3. No known historic events occurred at the property (Criterion 1) and none of the owners or occupants have been identified as important to history (Criterion 2).

The subject property is not located within the boundaries of any identified historic districts. The surrounding area exhibits a range of properties constructed in the late-19th through the late-20th centuries. Although several fine examples of individual buildings from the late 19th and early 20th centuries exist on the south side of the block, several examples of incompatible infill construction are present. The north side of the block has experienced substantial alterations that compromise historic integrity. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings and the subject block does not appear to constitute a historic district.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Smara</i>	<i>9-8-2014</i>



[No photos
of original
appearance
found]



Ca. 1950 (after 1938
remodel)



2000 (showing 1960s remodel)



2014 (showing 2000
remodel)



SAN FRANCISCO PLANNING DEPARTMENT

SAN FRANCISCO
PUBLIC LIBRARY

JUN 24 2015

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1522 Bush Street		0666/006
Case No.	Permit No.	Plans Dated
2015-002241ENV		2/10/2015
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction
		☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Alteration of existing two-story-over-basement auto body repair facility on a through-block lot, which has frontage on Bush and Austin Streets. The project would convert the structure into a mixed-use building with three residential units on the second floor and commercial space on the ground floor. In-kind replacement of windows, new doors, new roof deck, four parking spaces, and two bicycle parking spaces would be included in the project. Net addition of approximately 1,213 gross square feet of space.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☒	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☒	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☒	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jenny Delumo	
Project sponsor submitted their Maher Program application and Phase I ESA, a noise study report, and a preliminary geotechnical report.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☒	Category A: Known Historical Resource. GO TO STEP 5.
☐	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☒	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☒	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☒	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☒	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☒	9. Other work that would not materially impair a historic district (specify or add comments): Refer to HRER dated 6/4/2015. (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☐	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): _____
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☐	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Alexandra Kirby	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: A. Kirby		Signature:
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		Alexandra Kirby Digitally signed by Alexandra Kirby DN: cn=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Alexandra Kirby, email=Alexandra.Kirby@sfgov.org Date: 2015.08.05 10:15:59 -07'00'
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Date May 15, 2015
Case No.: 2015-002241ENV
Project Address: 1522 Bush Street
Zoning: RC-4 (Residential - Commercial, High Density)
Van Ness Automotive Special Use District
130-V Height and Bulk District
Block/Lot: 0666/006
Date of Review: May 15, 2015 (Part II)
Staff Contact: Alexandra Kirby (Preservation Planner)
(415) 575-9133
alexandra.kirby@sfgov.org
Jenny DeLumo (Environmental Planner)
(415) 575-9146
jenny.delumo@sfgov.org

PART II: PROJECT EVALUATION

PRE-EXISTING HISTORIC RATING / SURVEY

1522 Bush Street is located on the north side of Bush Street between Van Ness Avenue and Franklin Street on the Van Ness Avenue Corridor. The parcel is located on a through lot that fronts Austin Street, a service alley, to the rear (north). It is located in an RC-4 (Residential - Commercial, High Density) Zoning District and within the Van Ness Automotive Special Use District. The surrounding neighborhood consists of large mixed-use properties including the Van Ness Auto Row and high-density housing that ranges from two-story automotive garages to twelve-story mixed-use and residential properties with commercial storefronts along the ground level.

1522 Bush Street was constructed circa 1916 by the engineering firm of MacDonald and Kahn for owner Lawrence A. Meyers in conjunction with the adjacent property at 1530 – 1540 Bush Street. It is a two-story-over-basement brick-clad reinforced concrete structure with a symmetrical design. The Bush Street façade features three window bays at the second story with original wood windows on a horizontal pivot. The ground floor was modified in 2009 for seismic strengthening, altering the original design of the exterior by inserting two stucco columns that align with the window dividers above. The alterations include a new aluminum window system that is heavier in profile than the original design and a new door system in the west bay. The automotive entries in the central and east bays were retained. A horizontal concrete spandrel runs across façade above the ground floor with a decorative dragon element

that appears to be an original detail. The Bush Street façade is crowned with a cornice that spans the width of the window bays with a simple frieze below.

The rear façade along Austin Street is utilitarian in design, with two bays of wood sash multi-lite casement windows at the second story and four openings below – a vehicle gate to the east, a narrow window to the immediate west with an original casement window, a central pedestrian door, and a large window bay to the west with a new windows system. An elevator bulkhead rises at the center of the rear wall with brick cladding extended from the parapet.

The character-defining features of the subject property include:

- Symmetrical rectangular massing;
- Reinforced concrete construction with decorative brick cladding;
- Flat roof with a parapet;
- Projecting cornice with frieze;
- Pivot windows and vehicle access openings on primary façade;
- Multi-light casement windows at the rear;
- Concrete spandrel and decorative dragon sculpture.

The subject property at 1522 Bush Street is not listed on any local, state or national registries. The property was found to be eligible for listing in the California Register of Historic Places under Criterion 1 (Event) as individually significant for its association with the Van Ness Automotive Support Structures, for which the *Automotive Support Structures Historic Survey* and associated context statement were adopted by the Historic Preservation Commission on July 21, 2010.

Proposed Project:

☐ Demolition

☒ Alteration

Per Drawings Dated: March 16, 2015

Project Description:

The proposed project at 1522 Bush Street is to convert the existing automotive use to three residential units at the ground and second floors and an arts space at the ground floor. Exterior renovations on the Bush Street façade include addition of glazed garage doors and new window systems within the existing openings. The proposed windows at the upper floor would be wood frame pivot windows with a transom lite in the existing pattern of the building's historic fenestration. At the ground floor, an aluminum frame window and door system would be installed to more closely replicate the original window configuration than the existing contemporary system.

All windows on the second story of the Austin Street façade will be replaced in-kind with wood frame multi-lite casement windows. New openings will be introduced at the existing vehicle entrance and above the concrete belt course to create a new pedestrian door and transom windows. All new windows will match the proposed multi-lite casement windows above.

The interior structure of the building would be altered by removing a central portion of the roof to provide a light court at the second level. This alteration will not be visible from the street and would not alter the reinforced concrete structure of the building.

Project Evaluation:

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

- ☒ The project will not cause a significant adverse impact to the historic resource as proposed.
- ☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

- ☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.
- ☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

The Department finds that the project is consistent with all aspects of the *Secretary of the Interior Standards for Rehabilitation (Standards)* and that it will not cause a substantial adverse change in the resource such that the significance of the building would be materially impaired. The following is an analysis of the proposed project per the applicable Standards.

Standard 1.

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The project proposes to change the existing use from automotive to residential and commercial (Arts Activities); however, the proposed project would retain the character-defining features of the property while providing a more desirable use within the zoning district. The project proposes to return elements such as original fenestration to their historic state while retaining the unique automotive entries at the primary façade. The building's spatial relationship to the neighborhood will not be altered.

Standard 2.

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Most aspects of the historic character of the building will be retained and preserved. The primary façade will be restored and the overall massing and design of the property will be retained. The project proposes removal of portions of the brick wall to the rear, but the proposed design retains the character of the building at the secondary façade where numerous alterations have already taken place.

Standard 3.

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The proposed project will retain the overall appearance of an automotive use at the primary façade while providing new residential units and arts activities space. The project does not propose to introduce any conjectural elements and the proposed interior light court will be distinctly contemporary in design.

Standard 5.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The proposed project would not impair the distinctive materials, features, finishes, construction techniques or examples of craftsmanship that characterize the property. The patterned brick work at the primary facade will be retained as is it located on a secondary façade and more prominent features of the building with the siding will remain intact. The replacement of windows will be largely done in kind and return many windows to their original configuration and materials.

Standard 9.

The proposed exterior alterations will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be in-kind or differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The alterations will relate to the historic building through the use of compatible materials and finishes, such as wood frame windows to match the existing at the second story. The use of glazed garage doors will retain the use and character of the primary façade while introducing a transparent ground story for the art use, and is easily reversible.

Standard 10.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

In the unlikely event that the proposed alterations were removed, the north façade of the subject building would be minimally impaired, due to the introduction of new openings; however, the proposed openings are in keeping with the utilitarian design of the subject building. The south (primary) facade would remain in its existing condition.

Summary

The Department finds that the project is consistent with the *Secretary of the Interior Standards for Rehabilitation (Standards)*. The proposed alterations will incorporate compatible materials and finishes and retain the character of the historic resource.

As currently proposed the project meets the Secretary of Interior's Standards and will not have a significant adverse impact upon a historic resource, as defined by CEQA.

PRESERVATION COORDINATOR REVIEW

Signature: _____



Tina Tam, Senior Preservation Planner

Date: _____

6-4-2015



SAN FRANCISCO PLANNING DEPARTMENT

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
RPD Balboa Pool Renovation		3179/011
Case No.	Permit No.	Plans Dated
2014.1512E		8/28/2014
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction
☐ Project Modification (GO TO STEP 7)		
Project description for Planning Department approval. Seismic upgrade and renovation of existing pool and natatorium; minor exterior site improvements; accessibility improvements; and associated improvements to building systems.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an Environmental Evaluation Application is required.

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class __

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an Environmental Evaluation Application is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i> Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

San Francisco Planning Department
1500 Market Street, Suite 1000
San Francisco, CA 94102
Phone: 415-376-3300
Fax: 415-376-3301

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☒	Category A: Known Historical Resource. GO TO STEP 5.
☐	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☒	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☒	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☒	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☒	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments): New entry ramp and planters, reconfiguration of entry and interior floor plan, installation of brise soleil and roof top mechanical equipment.
☐	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): _____
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Gretchen Hilyard	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Gretchen A. Hilyard		Signature:
Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		Gretchen Hilyard
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

Digitally signed by Gretchen Hilyard
DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning,
ou=Current Planning, cn=Gretchen Hilyard,
email=Gretchen.Hilyard@sfgov.org
Date: 2015.06.08 13:44:25 -0700

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Preservation Team Meeting Date: Date of Form Completion: 6/4/2015

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	Balboa Park Poolhouse (1 Sergeant John V. Young Street)	
Block/Lot:	Cross Streets:	
3179/011	Havelock Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014.1512E

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW: 4/27/2015

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☒	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation prepared by ARG (dated May 2015).	
Proposed project: Seismic upgrade and renovation of existing pool and natatorium; minor exterior site improvements; accessibility improvements; and associated improvements to building systems.	

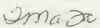
PRESERVATION TEAM REVIEW:			
Historic Resource Present		☒ Yes	☐ No *
		☐ N/A	
Individual	Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event: ☒ Yes ☐ No	Criterion 1 - Event: ☐ Yes ☒ No		
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No		
Criterion 3 - Architecture: ☒ Yes ☐ No	Criterion 3 - Architecture: ☐ Yes ☒ No		
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No		
Period of Significance: 1958	Period of Significance:		
		☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☒ Yes	☐ No	☐ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☐ Yes	☒ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

See attached evaluation and project analysis summary.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	6-8-2015

Evaluation:

According to the Historic Resource Evaluation prepared by Architectural Resources Group (dated May 2015) and information found in the Planning Department files, the subject property at 1 Sergeant John V. Young Street contains a public park, soccer stadium and field, tennis courts, children's playground, restrooms, parking area, police station, baseball diamonds, modern skateboard park, and the Balboa Park Pool House. The subject property is located within the Outer Mission neighborhood of San Francisco. The property was first established as a public park in 1908 and the extant buildings, structures and site features date from 1910 to the late-1950s.

The focus of this evaluation is on the Balboa Park Pool House building, which was dedicated in 1956 and designed by master architect Frederick H. Reimers. The building has undergone a few alterations over time including: replacement of original plastic glazing with fiberglass in existing window frames; replacement of select exterior doors; covering the north windows of the natatorium with sheet metal; installation of acoustical blocks to the interior walls of the natatorium; and replacement of the concrete columns supporting the exterior ramp. All other building features appear to be original.

Staff concurs with ARG's findings that the Balboa Park Pool House is significant under California Register Criterion 1 as one of four indoor public pool houses associated with the San Francisco Recreation & Parks Department's efforts to expand and improve recreational facilities in the years following World War II; and under California Register Criterion 3 as a fully expressed example of the International Style, and as a late and rare example of master architect Frederick H. Reimers' work. Therefore, the subject property is eligible for individual listing in the California Register under Criterion 1 and 3. The period of significance for the property is 1958, the date of construction of the pool house. The building retains sufficient historic integrity to convey its significance under the applicable criteria.

The subject property is not located within the boundaries of an eligible historic district. Although Balboa Park was identified as a potential historic district in the "Potential Historic Resources Report, Balboa Park, San Francisco" prepared by Carey & Company in 2005, this recommendation was preliminary and not based on historical evidence. Based upon further research conducted by ARG, staff has determined that the area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings and features and is not eligible as a historic district under any criteria.

Project Analysis:

The Balboa Park Pool House renovation project was previously found to be exempt from environmental review through a programmatic Class 1 Categorical Exemption associated with the Recreation & Park Department 2012 General Obligation Bond for park improvements at 17 facilities located city-wide. The prior Categorical Exemption indicated that the Recreation & Park Department would consult with Environmental Planning and Preservation staff of the Planning Department during the design stage of

June 4, 2015

each park project to verify the consistency of the project proposals with the applicable project descriptions and assumptions. The current proposed project is consistent with the project proposal and assumptions outlined in the Categorical Exemption issued for the Recreation & Parks Department 2012 General Obligation Bond under case number 2011.1359E issued on April 30, 2012.

Staff concurs with ARG' finding that the proposed project meets the Secretary of the Interior's Standards for Rehabilitation. Staff finds that the proposed project does not cause a significant adverse impact to the historic resource and qualifies from a Categorical Exemption from the California Environmental Quality Act.

Balboa Park Pool Building - Exterior



Balboa Park Pool Building, Exterior, main entrance at north elevation, view looking west
(Architectural Resources Group, July 2014)



Balboa Park Pool Building, Exterior, north elevation
(Architectural Resources Group, July 2014)



SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

JUN 24 2015

CEQA Categorical Exemption Determination

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PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
355 McAllister Street (Civic Center Plaza)		0788/001
Case No.	Permit No.	Plans Dated
2015-005727COA		05/06/2015
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction ☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Removal and reconfiguration of the two existing playgrounds along Larkin Street. Work is to include new play equipment, curbs, railings and paving, planting areas, and lighting.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher Layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an <u>Environmental Planner</u>.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional):	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☒	Category A: Known Historical Resource. GO TO STEP 5.
☐	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☒	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments): Replacement of existing non-historic playgrounds with new play equipment, paving, planting and lighting.
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☐	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): _____
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): _____	
Preservation Planner Signature: Gretchen Hilyard	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Gretchen A. Hilyard	Signature: Gretchen Hilyard
	Project Approval Action: Other (HPC hearing) If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Digitally signed by Gretchen Hilyard DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Gretchen Hilyard, email=Gretchen.Hilyard@sfgov.org Date: 2015.05.08 16:18:35 -07'00'
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



JUN 24 2015

SAN FRANCISCO
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PLANNING DEPARTMENT**CEQA Categorical Exemption Determination****PROPERTY INFORMATION/PROJECT DESCRIPTION**

Project Address		Block/Lot(s)	
69 Uranus Terrace		2654/025	
Case No.	Permit No.	Plans Dated	
2015-000918ENV	201408264723	4/10/2014	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. rear deck; façade alterations			

STEP 1: EXEMPTION CLASS**TO BE COMPLETED BY PROJECT PLANNER**

Note: If neither Class 1 or 3 applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS**TO BE COMPLETED BY PROJECT PLANNER**

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

San Francisco Planning Department
2015-2016 Planning Department
San Francisco, California
San Francisco, CA 94102-4400

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form dated 6/4/2015
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Justin Greving	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Justin A Greving		Signature:
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		Justin Greving
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

Digitally signed by Justin Greving
DN: dc=org, dc=sfgov, dc=cityplanning,
ou=CityPlanning, ou=Current Planning, cn=Justin
Greving, email=Justin.Greving@sfgov.org
Date: 2015.06.08 16:32:28 -0700

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Preservation Team Meeting Date:		Date of Form Completion	6/2/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Justin Greving	69 Uranus Terrace	
Block/Lot:	Cross Streets:	
2654/025	Deming and 17th streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2015-000918ENV

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	4/10/2014
------------------------------------	-----------

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information for Historic Resource Determination prepared by Sonja Navin (dated 4/14/2015)	
Proposed Project: Rear deck; facade alterations	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:	n/a	Period of Significance:	n/a	
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by Sonja Navin (dated 4/14/2015) and information found in the Planning Department files, the subject property at 69 Uranus Terrace contains a wood-frame one-story over garage single-family residence constructed in 1927 (source: building permit). The simple Spanish Colonial Revival row house with a prominent bay window and a decorative parapet was designed by George Wiemeyer for the original owner and occupant Frank J. Wagner Jr. Wagner, a clerk for the CF Bulotti Machine Co., lived in the property with his wife Ethel up until it was sold in 1981. Known exterior alterations to the subject property include a rear expansion (1986). Upon visual inspection it appears that windows on the primary façade were removed sometime in 2014 without the benefit of a building permit.

No known historic events occurred at the subject property (Criterion 1). The subject property does not appear to have been part of a larger development on Uranus Terrace nor was it the site of any specific important event. None of the owners or occupants have been identified as important to history (Criterion 2). The earliest occupant, Frank Wagner Jr. has not been identified as an important individual and held a clerk job for the majority of his life. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. As a simple Spanish Colonial revival residence with a side entry over a garage, the subject property is a typical San Franciscan property type from the period. George Wiemeyer has not been identified as an important residential architect of suburban tract homes in San Francisco and is not mentioned in the historic context statement, "Sunset District: Residential Builders, 1925-1950" which identified important home builders from this period.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Castro/Upper Market neighborhood. While there are some early residences constructed before 1905 along the east side of the street, the west side of Uranus Terrace was slow to develop due to the steep upward slope of the lots. While generally properties along the subject block were developed during the 1920s, it does not contain a significant concentration of architecturally distinct buildings. Later alterations and additions have altered the character of the block such that it no longer retains a strong sense of time and place from any time period.

Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	6-4-2015



69 Uranus Terrace
Front Façade



SAN FRANCISCO
PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

JUN 24 2015

SAN FRANCISCO
PUBLIC LIBRARY

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
22 Moore Place		0096/030	
Case No.	Permit No.	Plans Dated	
2015-004617ENV		3/9/15	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Two-story addition to existing one-story building. Change of use from six vehicle spaces to one residence and two vehicle spaces.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

San Francisco Planning Department
1015 Market Street, Suite 1000
San Francisco, CA 94102
Phone: 415.355.3300
Fax: 415.355.3301

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: <u>04/20/15</u> (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Justin Greiving	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Justin A Greiving	Signature: Justin Greiving
	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Digitally signed by Justin Greiving DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Justin Greiving, email=Justin.Greiving@sfgov.org Date: 2015.08.08 16:53:07 -0700
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	Date of Form Completion 5/30/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Justin Greving	22 Moore Place	
Block/Lot:	Cross Streets:	
0096/030	Union and Larkin streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2015-004617ENV

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	3/9/2015
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PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation prepared by Carey & Co. Inc. (dated December 18, 2014)	
Proposed Project: Two-story addition to existing one-story building. Change of use from six vehicle spaces to one residence and two vehicle spaces.	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:	n/a	Period of Significance:	n/a	
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Historic Resource Evaluation prepared by Carey & Co. Inc. (dated December 18, 2014) and information found in the Planning Department files, the subject property at 22 Moore Place contains a single-story reinforced concrete garage constructed in 1922 by the owner G. B. Pasqualetti, who was also listed as the contractor and architect (source: building permit). The building itself is a simple rectangular vernacular structure with a garage door opening and wood fixed pane windows. The structure served as storage space for oil tanks and later as a garage for the apartment building at 2330 Larkin Street, although it is currently under separate ownership. The only permit available for the subject property is the original building permit and it appears that no changes have been made since the building's construction.

No known historic events occurred at the subject property (Criterion 1). The building has always been used as a garage or storage space and therefore has been nothing more than a simple ancillary support structure catering to the surrounding apartments. The building has not had any occupants and therefore is ineligible for its association with individuals (Criterion 2). The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. It is unclear if there is any relationship between Gian Battista Pasqualetti, the owner and builder of the subject property, and Joseph A. Pasqualetti, a well-known contractor and developer who constructed a number of parking garages and apartment buildings in San Francisco. Even if a familial connection were established between the two Pasqualettis it is unlikely that the subject property would be significant for this association.

The subject property is not located within the boundaries of any identified historic district. Moore Place is a small cul-de-sac located in the Russian Hill neighborhood just off of Union Street. Buildings to the east front onto Larkin Street, leaving the relatively unadorned rear elevations visible along Moore Place, while those on the west are mostly three story simple vernacular residences. Moore Place dead ends at a secondary elevation of a prominent apartment building located at 2330 Larkin Street. Some neighborhoods in Russian Hill have been identified as historic resources and several districts are listed in the National Register or are local landmarks. However these historic districts are unique as examples of the First Bay Tradition, such as the Russian Hill-Vallejo Street Crest, or are of exceptional architectural and landscape character, such as Macondray Lane. Moore Place does not rise to the level of significance in contrast with the other alleys of Russian Hill.

Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	6-4-2015

22 MOORE PLACE



2 EXISTING FRONT ELEVATION LOOKING TOWARD UNION STREET

NOT TO SCALE

22 MOORE PLACE



1 EXISTING AERIAL VIEW

NOT TO SCALE



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DOCUMENTS DEPT

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
561 Banks St.		5728/020	
Case No.	Permit No.	Plans Dated	
2015-004111ENV		3/20/15	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Replace bay window on front façade; replace attic window with louver.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an <i>Environmental Application</i> with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

San Francisco Planning Department
1500 Market Street, Suite 1000
San Francisco, CA 94102
Phone: 415-376-2000
Fax: 415-376-2001
Email: info@sfdph.org

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form dated 6/4/2015.
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Justin Greving	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Justin A Greving	Signature: Justin Greving Digitally signed by Justin Greving DN: cn=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Justin Greving, email=Justin.Greving@sfgov.org Date: 2015.06.08 17:09:59 -0700
	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	

CATEX FORM

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	5/26/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Justin Greving	561 Banks Street	
Block/Lot:	Cross Streets:	
5728/020	Tompkins and Ogden avenues	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2015-004111ENV

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration
		☐ Demo/New Construction	

DATE OF PLANS UNDER REVIEW:	3/21/2015
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PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information for Historic Resource Determination prepared by Marc A. Lindsell (dated 3/27/2015)	
Proposed Project: Replace bay window on front façade; replace attic window with louver.	

PRESERVATION TEAM REVIEW:			
Historic Resource Present		☐ Yes	☒ No *
		☐ N/A	
Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No
Period of Significance:	n/a	Period of Significance:	n/a
		☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

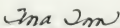
PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by Marc A. Lindsell (dated 3/27/2015) and information found in the Planning Department files, the subject property at 561 Banks Street contains a single-story over garage wood-frame single-family residence constructed in 1907 for a laborer by the name of August Pfeffer (source: water tap record). Pfeffer lived in the house until 1916 when he sold it to Phillip and Mimi Norton. Known exterior alterations include a rear addition (1909), reroofing (1994), and foundation repair (2006). Upon visual inspection it appears the garage door and windows on the primary elevation have been replaced and the building has been restuccoed.

No known historic events occurred at the subject property (Criterion 1). Although the neighborhood of Bernal Heights experienced an influx of population in the aftermath of the 1906 Earthquake and Fire, mere association of the building's construction date with this event does not imply its significance. None of the owners or occupants have been identified as important to history (Criterion 2). The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. Any architectural detailing that may have accompanied the original 1907 building has since been removed and the building has likely been substantially altered from its original form.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Bernal Heights neighborhood on a block that exhibits a range of simple vernacular single-family residences and is anchored by the Paul Revere School at the north end of the block. Although some of the residences date to the early twentieth century they are of unremarkable architectural character and most have been substantially altered. Altogether the block is not of a consistent architectural character nor does it represent a significant concentration of buildings.

Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	6-4-2015





JUN 24 2015

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1228-1230 Leavenworth Street		0220/024
Case No.	Permit No.	Plans Dated
2015-001436ENV		2/27/2015
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction ☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Add third story to existing two-story over garage building containing two residential units. Excavate at garage level to accommodate one additional vehicle.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☒	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

☐	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☒	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☒	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	
Geotechnical Report 11/15/2014. DPH waiver, archeo clearance, no shadow impacts.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☒	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form dated 5/28/2015 (attached)
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Allison K. Vanderslice Digitally signed by Allison K. Vanderslice DN: cn=Allison K. Vanderslice, o=City of San Francisco, ou=City Planning, email=Allison.K.Vanderslice@sfplanning.org, c=US	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Allison Vanderslice		Signature: Allison K. Vanderslice Digitally signed by Allison K. Vanderslice DN: cn=org, dc=sf.gov, dc=sfplanning, ou=City Planning, ou=Environmental Planning, ou=Allison K. Vanderslice, email=Allison.Vanderslice@sfplanning.org, c=US Date: 2015.06.09 14:38:52 -0700
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date: 5/28/2015 **Date of Form Completion** 5/28/2015

PROJECT INFORMATION:		
Planner:	Address:	
Allison Vanderslice	1228-1230 Leavenworth Street	
Block/Lot:	Cross Streets:	
0220/024	Clay Street and Sacramento Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		2015-001436ENV

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration
		☐ Demo/New Construction	

DATE OF PLANS UNDER REVIEW: 2/2/2015

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
The proposed project consists of a one-story vertical addition and roof deck to an existing two-story-over-garage, two-unit residential building. The project also includes expansion of the existing garage and interior remodel. A Supplemental Information for Historic Resource Evaluation (Supplemental) form (dated 2/27/2015) for the subject property was submitted by the project sponsor to aid this review.	

PRESERVATION TEAM REVIEW:			
Historic Resource Present		☐ Yes	☒ No *
		☐ N/A	
Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No
Period of Significance:	n/a	Period of Significance:	n/a
		☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☐ Yes	☒ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

Based on the Supplemental form completed for the subject buildings and additional research by Department staff, the subject property at 1228-1230 Leavenworth Street is not an historical resource under CEQA. The subject building stands on the east side of Leavenworth Street in the Nob Hill neighborhood. The subject building was constructed in 1908 by B. S. Hays and was designed in the Classical Revival style popular at the time. Alterations to the building include replacement of the stairs, foundation upgrades, fire damage repair and the insertion of a garage. The building and the two adjacent buildings to the north were included in the 1976 Survey and were given a low rating of 1.

As many residential properties were constructed following the 1906 earthquake and fire, the subject building as a single residence is not significant for its association with post-earthquake development or with any other significant events or trends in the local area or San Francisco generally. Therefore, the subject property is not significant under Criterion 1. Based on the Supplemental form, no significant persons are associated with the subject building. The subject property is not significant under Criterion 2.

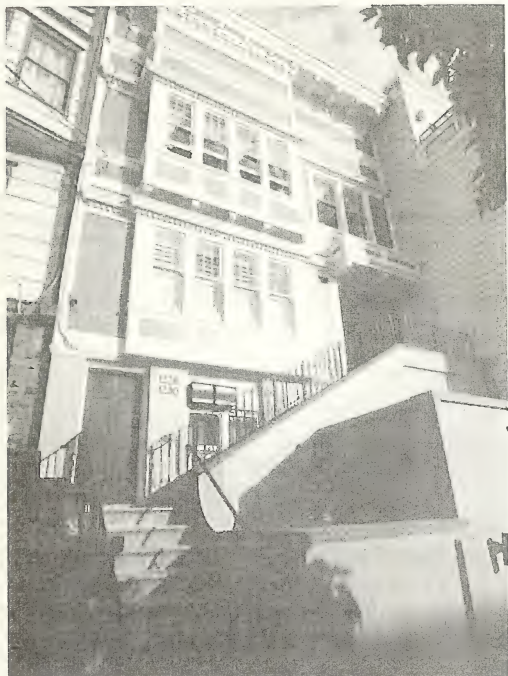
The subject building is an two-story-over-garage, two-family residential building featuring shallow rectangular bays, bracketed cornices, dental courses, horizontal wood siding, and wood double-hung windows characteristic of the Classical Revival style. This style was popular during the early 20th century and the subject building does not appear to be a significant example of this style in the neighborhood or the City generally nor does it appear to be a significant example of an early 20th century flats in San Francisco. Constructed by B. S. Hays, the subject building is not the work of a master architect or builder. Therefore, the subject property is not significant under Criterion 3.

The subject building is not significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type.

No identified or eligible district has been identified in this area. The surrounding residential neighborhood consists primarily of post-earthquake multi-family residential buildings that range in size, massing, landscape setback, and integrity. Overall, the subject block lacks the distinction and cohesion needed to qualify as an eligible historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Uma da</i>	<i>8-4-2015</i>

IMAGE



EAG Studio, 2015



JUN 24 2015

SAN FRANCISCO
PUBLIC LIBRARY**SAN FRANCISCO
PLANNING DEPARTMENT****CEQA Categorical Exemption Determination****PROPERTY INFORMATION/PROJECT DESCRIPTION**

Project Address		Block/Lot(s)	
1388 45th Ave.		1799/039	
Case No.	Permit No.	Plans Dated	
2014-001068ENV		10/22/2014	
☐ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			
Facade alterations; Install new front staircase to upper floor, design to include a front deck at the new upper floor entrance doors.			

STEP 1: EXEMPTION CLASS**TO BE COMPLETED BY PROJECT PLANNER****Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.**

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS**TO BE COMPLETED BY PROJECT PLANNER****If any box is checked below, an *Environmental Evaluation Application* is required.**

☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher Layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional):	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?

If at least one of the above boxes is checked, further environmental review is required. **CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	Date of Form Completion 5/22/2015
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PROJECT INFORMATION:		
Planner:	Address:	
E. Tuffy	1388 45th Avenue	
Block/Lot:	Cross Streets:	
1799/039	Judah Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		2014-001068ENV

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☐ Alteration
		☐ Demo/New Construction	

DATE OF PLANS UNDER REVIEW:	10/22/2014
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PROJECT ISSUES:	
☐	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Facade alterations, altering existing windows and doors on the primary elevation and creating a new, raised stair entrance and front deck at the upper floor.	

PRESERVATION TEAM REVIEW:			
Historic Resource Present		☐ Yes	☒ No *
		☐ N/A	
Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No
Period of Significance:		Period of Significance:	
		☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☒ Yes	☐ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

The subject property is a two-story, wood-frame single family residence with a stucco exterior and half-timbering details on the upper floor. The house is located on the east side of 45th Avenue, just north of Judah Street in the Outer Sunset neighborhood. Unlike most houses on the block, the subject property is set back at the rear of the lot and has a large front yard setback. Historic maps indicate there was a structure towards the rear of the lot as early as 1915 (San born map). Building permits over the years show extensive remodeling.

A 1918 building permit calls for construction of a 12'x20' redwood-frame, pitched roof "one room shack...to be occupied as a bathing place." Surrounded only by other single family dwellings at the time, it is unclear why a bathing place would have been built in this location on 45th Avenue. In 1922, the house was purchased by a civil engineer named Jack English, who applied to add a living room addition with a new brick fireplace. Three years later, Mr. English hired architect Willis Huson to design a structure with a concrete foundation, rustic siding and a brick chimney. It appears the current facade is a remnant of the 1925 Huson design, as his other more high-style work in San Francisco is in the Tudor Revival Style.

Termite damage prompted the owners to replace the foundation with new concrete. The 1925 facade was altered when first a new garage door opening was cut into the ground floor in 1962. That garage opening was later modified to a single door entry between 2006-2010 when interior alterations were made and a new basement heating system was installed. The south wall was re-clad in asbestos shingles in 1962. None of the windows on the primary facade appear to date to the 1925 design. The extent of the alterations to the building and lack of historic building fabric from the 1925 facade have resulted in a lack of historic integrity, such that it would not be considered eligible as an Historic Resource under Criterion 3 for Architecture.

Research into the owner history did not result in any information that suggests the property was connected to historically significant individuals (Criterion 2). The larger Oceanside Survey of the area did not identify the subject property as an historic resource or tie this area at 45th and Judah to significant events in history (Criterion 1). The property

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	6-4-2015

was not evaluated based on Archaeological evidence (Criterion 4).

Based on the property history available, it does not appear the subject property meets any of the criteria required to be considered eligible for designation either individually or as part of a larger historic district.



1388 45th Ave. (1918, with 1922 and 1925 additions and alterations)



SAN FRANCISCO PLANNING DEPARTMENT

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
3790-3792 21st St.		3604/026A	
Case No.	Permit No.	Plans Dated	
2015-004434ENV	201504103305	Received 3/25/15	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Add third floor to existing two-story two-unit residential building. Excavate basement level to add habitable space and parking for two vehicles. Reconfigure street-facing façades.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☒	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☒	Slope $\geq$ or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	
Archeo clearance. Project will follow recommendations of Feb. 2015 GeoEngineering Consultants geotechnical study.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: <u>6/16/2015</u> (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Justin Greving	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Justin A Greving		Signature: Justin Greving
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		Digitally signed by Justin Greving DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Justin Greving, email=Justin.Greving@sfgov.org Date: 2015.06.22 15:44:45 -0700
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	6/10/2015
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PROJECT INFORMATION:			
Planner:	Address:		
Justin Greving	3790-3792 21st Street		
Block/Lot:	Cross Streets:		
3604/026A	Noe and Rayburn streets		
CEQA Category:	Art. 10/11:	BPA/Case No.:	
B	n/a	2015-004434ENV	

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	3/25/2015 (received)
------------------------------------	----------------------

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation prepared by Johanna Street, Architect (dated January 12, 2015)	
Proposed Project: Add third floor to existing two-story two-unit residential building. Excavate basement level to add habitable space and parking for two vehicles. Reconfigure street-facing façades.	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:	n/a	Period of Significance:	n/a	
		☐ Contributor ☐ Non-Contributor		

3790-3792 21st Street





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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
2555 Divisadero St.		0962/002
Case No.	Permit No.	Plans Dated
2014-000234ENV	201407080641	3/10/2015
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction ☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Install elevator at rear. Add new mid-section roof deck at lower roof. 6' cantilevered deck projecting from 4th story east facade with 42" railing.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	Make program or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20% : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an <u>Environmental Planner</u>.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Lana Russell-Hurd 2019-01-01 10:00 AM	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☒	Category A: Known Historical Resource. GO TO STEP 5.
☐	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☒	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☒	8 Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments): New cantilevered deck will project from new 4th story addition and will be clearly differentiated from the historic residence.
☐	9 Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☐	10 Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): _____
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Alexandra Kirby	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.
☐	No further environmental review is required. The project is categorically exempt under CEQA.
Planner Name: A. Kirby	Signature: Alexandra Kirby Digitally signed by Alexandra Kirby DN: cn=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Alexandra Kirby, email=Alexandra.Kirby@sfgov.org Date: 2015.06.22 09:41:14 -0700
Project Approval Action: Building Permit <i>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</i>	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. <i>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.</i>

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

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JUL 23 2015

CEQA Categorical Exemption Determination

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PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
3009 California St.		1030/037	
Case No.	Permit No.	Plans Dated	
2015-004339ENV		Submitted 3/19/15	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Two-story horizontal addition at the rear of an existing two-story single-family home. Provide habitable space to the rear of the garage. Alter front façade.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archaeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE

TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

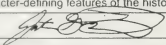
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

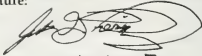
Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category B (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: 6/18/2015 (attach HRER) b. Other (specify): *
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): Subject property is a non-contributor to a historic district. New additions and alterations should conform with Residential Design Guidelines with particular attention to character-defining features of the historic district outlined in the Preservation Team Review Form.	
Preservation Planner Signature: 	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: JUSTIN A GREVING		Signature:  6/22/2015
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	6/18/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Justin Greiving	3009 California Street	
Block/Lot:	Cross Streets:	
1030/037	Baker and Lyon streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2015-004339ENV

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration
		☐ Demo/New Construction	

DATE OF PLANS UNDER REVIEW:	Submitted 3/19/2015
------------------------------------	---------------------

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation prepared by William Kostura (dated February, 2015)	
Proposed Project: Two-story horizontal addition at the rear of an existing two-story single-family home. Provide habitable space to the rear of the garage. Alter front façade.	

PRESERVATION TEAM REVIEW:			
Historic Resource Present		☒ Yes	☐ No *
		☐ N/A	
Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☒ Yes ☐ No
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No
Period of Significance:	n/a	Period of Significance:	1886-1905
		☐ Contributor ☒ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☒ Yes	☐ No	☐ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☒ Yes	☐ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Historic Resource Evaluation prepared by William Kostura (dated February, 2015) and information found in the Planning Department files, the subject property at 3009 California Street contains a single-story over garage wood-frame single-family residence constructed in 1887 (source: water tap record). Although it was likely constructed in an early Victorian style, all decorative elements have been removed and the building currently features a blank stuccoed façade with a boxed bay window topped with a hipped roof parapet. Elizabeth H. Curtis lived down the street and built the property to generate income. 3009 California remained a rental property up until 1947 when it was purchased by Theodore and Elouise Davis who lived there up until 2001. Theodore ran a moving service out of the subject property and a used appliance dealership on Valencia Street. Known exterior alterations include stuccoing the primary façade and exterior stair replacement (1947), construction of a rear addition (1966), and roof replacement (1995). It also appears that original doors and windows were replaced at an unknown date.

No known historic events occurred at the subject property (Criterion 1). Although the building dates to an early phase of development of the Western Addition there is no indication it was of particular individual importance. None of the owners or occupants have been identified as important to history (Criterion 2). During the latter half of the nineteenth century 3009 California operated as a rental property for a number of different individuals who have not been identified as important. When Theodore and Elouise Davis purchased the property in 1947 they were part of a larger trend of African Americans moving into the Western Addition after World War II. However it does not appear that the Davis's purchase of 3009 California was of particular individual significance. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. Although the subject property was likely built in an early Victorian style, it bears little resemblance to the original construction due to later alterations that have stripped almost all architectural detailing.

(continued)

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Sma Jms</i>	6-19-2015

(Continued from Page 2)

3009 California Street is located within the boundaries of a California Register-eligible historic district. The subject property is located in the Western Addition neighborhood on a block that exhibits a high degree of architecturally distinct single and multi-family buildings that date from the late nineteenth and early twentieth century. The 3000 block of California Street features the full range of highly ornate Victorian styles, from Stick-Eastlake and Queen Anne single family properties to Edwardian multi-family dwellings with prominent rounded bay windows. Altogether the south side of the block contains a sufficient concentration of historically and aesthetically related buildings such that it would be eligible for listing under Criterion 3 for its architecture. Further research would be necessary to determine if the block is significant for its association with development of the Western Addition as a bucolic streetcar suburb for the upper middle class or as an African American neighborhood after World War II. Despite some minor alterations that include window replacement and insensitive application of asbestos or stucco siding to a few properties, generally the block retains sufficient integrity to communicate its significance as a concentration of architecturally significant buildings. Currently the boundaries of this historic district include buildings on the south side of the 3000 block of California Street, however they may be subject to expansion should a more detailed survey of the Western Addition take place in the future. Contributors to the district are buildings constructed sometime between 1886-1905 that retain most original architectural detailing on their primary façades.

Character-defining features of the historic district include:

- General massing of two-and-a-half and three-story wood frame Victorian single and multi-family buildings with minimal front setbacks and off-center entryways
- Use of square and rounded stacked bay windows to break up rhythm of facades and architectural emphasis of building rooflines
- Materials generally consist of wood clapboard siding and wood double hung windows
- Fine-grain detailing of wood embellishments that emphasize window and door surrounds, cornice lines, and primary entrances

Any proposed infill or alterations to buildings on this block should respect these character-defining features so it harmonizes with the general character of the neighborhood.

Therefore the subject property is not eligible for listing in the California Register under any criteria individually but is a non-contributor to a California Register-eligible historic district.

3009 CALIFORNIA STREET, SAN FRANCISCO

According to California Register Criteria



Photos of the 3000 block of California Street

The south side of the street



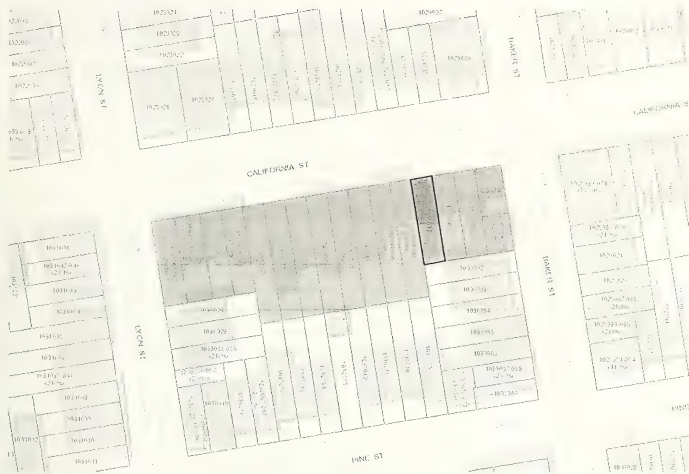
Left to right: 3001 (built 1886), 3003-3005, 3007, 3029-3031, and 3033-3037 California Street. Not shown in this stretch is the subject house, #3009.



Left to right: 3041 (built 1892), 3047-3049 (altered), 3051-3055 (altered), 3059 (newly-built), 3063-3065, and 3069-3071 California Street



Left to right:
3075-3079,
3083-3085,
3091-3093 (built
1894), and
3097-3099
(partially
altered)
California Street



Boundaries of the California Register-eligible historic district at the 3000 block of California Street. The subject property (3009 California Street) is highlighted in blue and is a non-contributor to the district.



SAN FRANCISCO PLANNING DEPARTMENT

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
854 Capp Street		3642/041
Case No.	Permit No.	Plans Dated
2015-003138		1/15/15
☐ Addition/ Alteration	☒ Demolition (requires HRER if over 45 years old)	☒ New Construction
☐ Project Modification (GO TO STEP 7)		
Project description for Planning Department approval. Demolition of existing two-story, single-family home and two-story structure located in rear yard. Construction of a four-story, six-unit condo building with four off-street parking spaces. The new building would be approximately 40 feet tall and 7,464 gross square feet.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an <i>Environmental Evaluation Application</i> is required.	
☐	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☒	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher Layer).
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an <u>Environmental Planner</u>.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jenny Delumo San Francisco Planning Department, 2101 Larkin Street, Room 100, San Francisco, CA 94109-1200	
Archeo Clearance, 6/24/2015	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form dated 6/18/2015 (attached)
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): Front building previously evaluated in South Mission Historic Resource Survey and found not to be a resource, rear building evaluated under this review.	
Preservation Planner Signature: Allison K. Vanderslice	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Allison Vanderslice		Signature: Allison K. Vanderslice
Project Approval Action: Planning Commission Hearing. If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		Digitally signed by Allison K. Vanderslice DN: cn=org, cn=sfplanning, cn=CityPlanning, ou=Environmental Planning, email=Allison K. Vanderslice, email=Allison.Vanderslice@sfgov.org Date: 2015.06.24 13:57:11 -0700
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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CA 94103-2479

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Planning
Information:
415.558.6377

Preservation Team Meeting Date:	6/16/2015	Date of Form Completion	6/16/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Allison Vanderslice	854 Capp Street	
Block/Lot:	Cross Streets:	
3642/041	23rd and 24th Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		2015-003138ENV

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☐ Alteration
		☒ Demo/New Construction	

DATE OF PLANS UNDER REVIEW:	01/15/2015
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PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
The proposed project consists of the demolition of two buildings on the subject parcel and the construction of a six-unit condo building. The front building is a single-family home and the rear building is vacant. The front building was included in the South Mission Historic Resource Survey and was determined not to be a historical resource. A Historic Resource Evaluation (HRE) report (dated 11/14) by Tim Kelley Consulting was submitted by the project sponsor to aid this review of the rear building.	

PRESERVATION TEAM REVIEW:			
Historic Resource Present		☐ Yes	☒ No *
		☐ N/A	
Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No
Period of Significance:	n/a	Period of Significance:	n/a
		☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☐ Yes	☒ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

Based on the HRE report completed for the subject property, additional research by Department staff, and the findings of the adopted South Mission Historic Resource Survey (Survey) the subject property at 854 Capp Street is not a historical resource under CEQA. The front building was included in the Survey and was determined not to be a historical resource (Status Code 6L). While the survey identified the construction date of the front building as c 1889, additional research determined that it was built in 1874. Department staff reviewed this update in construction date and determined that additional review of this building was not required. The Survey did not identify any historical districts that may include the subject property.

The subject property was initially developed c1874 with the construction of the Stick/ Eastlake-style, one-story-over-basement building that stands at the front of the lot. The rear two-story, side-facing gable-roof building was built between 1889 and 1900 as a cigar factory according to a review of Sanborn maps. Based on the HRE report, it is likely that this building was constructed or at least converted to a cigar factory when cigar manufacturer Albert Ahren moved to the property in 1899. No indication was found during city directory research that previous owners or occupants were working or running a business located at the subject property that would have resulted in an earlier construction date for the rear building. The building was converted to a dwelling between 1905 and 1914. Neither the construction of the cigar factory or its conversion to a residence appears to be associated with significant events locally or in San Francisco generally. Therefore, the subject property is not significant under Criterion 1.

Based on the HRE report, no significant persons are associated with the property. The subject property is not significant under Criterion 2.

The rear building is a two-story, gable-roof, single-family residential building with minimal detailing and does not appear to be a significant example of a type, period, or style. The building is not the work of a master architect or builder. Therefore, the subject property is not significant under Criterion 3.

The subject building is not significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Omia Om</i>	6.18.2015

854 CAROL STREET | REAR
SAN FRANCISCO, CALIFORNIA



TIM KELLEY CONSULTING, LLC

HISTORICAL RESOURCES

2912 DIAMOND STREET #330

SAN FRANCISCO, CA 94131

415.337-5824

TIM@TIMKELLEYCONSULTING.COM



SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

JUL 23 2015

CEQA Categorical Exemption Determination

SAN FRANCISCO
PUBLIC LIBRARY

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2850 Divisadero St.		0952/020	
Case No.	Permit No.	Plans Dated	
2015-003713ENV.		3/17/15	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Excavate basement level to accommodate two vehicle parking places; reconfigure front façade; add three-story rear addition; add roof deck.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☒	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☒	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an <u>Environmental Planner</u>.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	
Archeo clearance. Project will follow recommendations of 2/1/15 Gruen geotech report.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8 Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9 Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
☒	10 Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a Per HRER dated: _____ (attach HRER) b. Other (specify): PTR Form dated 6/18/2015
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Gretchen A. Hilyard		Signature: Gretchen Hilyard
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		Digitally signed by Gretchen Hilyard DN: cn=org, dn=sf.gov, dn=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Gretchen Hilyard, email=Gretchen.Hilyard@sfgov.org Date: 2015.06.24 15:55:21 -0700
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco, CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date: _____ Date of Form Completion: 6/10/2015

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	2850 Divisadero Street	
Block/Lot:	Cross Streets:	
0952/020	Union Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2015-003713ENV

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW: 3/17/2015

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation prepared by Tim Kelley Consulting (September 2014).	
Proposed project: Excavate basement level to accommodate two vehicle parking places; reconfigure front façade; add three-story rear addition; add roof deck.	

PRESERVATION TEAM REVIEW:	
Historic Resource Present	☐ Yes ☒ No * ☐ N/A
Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance:
	☐ Contributor ☐ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Historic Resource Evaluation prepared by Tim Kelley Consulting (dated September 2014) and information found in the Planning Department files, the subject property at 2850 Divisadero Street contains a 3-story-over garage; wood frame, multi-family residence constructed in 1908 in the First Bay Tradition architectural style. The property was originally constructed as a single-family residence and sometime after 1938 received a vertical addition that altered the building to a more vernacular appearance and added a second unit. The original architect and builder are unknown. Known alterations to the exterior of the property include: vertical addition (after 1938), window replacement (1964, 1988, 2006), installation of small elevated concrete footing (1972), shingle replacement (1976), repair fire damage in garage and front elevation (1983), repair rear stairs (1992), reroofing (1996), new redwood fence to replace existing (2000), new property line retaining wall (2007).

No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building is an altered example of a First Bay Tradition style residence and is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic districts. The subject property is located within the Pacific Heights/Cow Hollow neighborhood on a block that exhibits a variety of architectural styles, construction dates, and subsequent alterations that compromise historic integrity. The subject building is located outside the northern boundary of the eligible Pacific Heights historic district that was identified under Planning Case #2013.1560E for the property at 2950 Divisadero. The subject property would not contribute to this eligible historic district and is clearly located outside of the district boundaries.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	6-18-2015

PART I HISTORICAL RESOURCE EVALUATION

2850 DIVISADERO STREET

SAN FRANCISCO, CALIFORNIA



TIM KELLEY CONSULTING, LLC

HISTORICAL RESOURCES

2912 DIAMOND STREET #330

SAN FRANCISCO, CA 94131

415.337-5824

TIM@TIMKELLEYCONSULTING.COM



SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

JUL 23 2015

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Certificate of Determination Exemption from Environmental Review

Case No.: 2013.0431E
Project Title: 750-754 - 14th Street
Zoning: RTO (Residential Transit Oriented) Zoning District
40-X Height and Bulk District
Block/Lot: 3537/025
Lot Size: Approximately 5,000 square feet
Project Sponsor: Heidi Liebes - (415) 812-5124
Liebes.Heidi@gmail.com
Staff Contact: Justin Horner - (415) 575-9023
Justin.Horner@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

750-754 - 14th Street (Assessor's Block 3537, Lot 025) is located at the southeast corner of the block bounded by Duboce Avenue to the north, 14th Street to the south, Belcher Street to the east, and Sanchez Street to the west in San Francisco's Duboce Triangle neighborhood. Built in 1923 (92 years in age), the existing structure is a three-story-over-basement 38-foot-tall, approximately 14,208-square-foot building
[continued on next page]

EXEMPT STATUS:

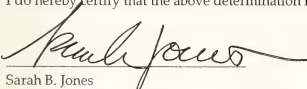
Categorical Exemption, Class 32 [California Environmental Quality Act (CEQA) Guidelines Section 15332.

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.


Sarah B. Jones

Environmental Review Officer

June 24, 2015
Date

cc: Heidi Liebes, Project Sponsor
Justin Horner, Environmental Planner
Elliesh Tuffy, Preservation Planner
Sup. Scott Wiener, Dist. 8 (via Clerk of the Board)

Distribution List
Historic Preservation Distribution List
Virna Byrd, M.D.F.

PROJECT DESCRIPTION (continued):

with approximately 8,333 square feet of church space on the basement and ground-floor levels, 10 residential units on the second and third-floor levels, one parking space, and one loading space.

The proposed project involves interior and exterior alterations to the existing building. Interior alterations include layout modifications to the church and church-related spaces to accommodate seven additional residential units on the basement and ground-floor levels and 16 bicycle parking spaces on the basement level. No changes are proposed to interior spaces on the second and third-floor levels. Exterior alterations include removal of the existing rear garage that currently accommodates one parking space and one loading space; window replacements along the 14th Street, Belcher Street, and rear elevations, and replacement of the staircase in the rear yard. No changes to the building envelope or building entryway are proposed as part of this project. The project would also require minor excavation and grading related to the removal of a rear garage and driveway.

When complete, the building would have 2,477 square feet of church space on the ground-floor level and 17 residential units on the basement through third-floor levels. The mixed-use building would be a three-story over basement, 38-foot-tall, 12,924-square-foot building with 16 bicycle parking spaces. The project site is located in a RTO (Residential Transit Oriented) zoning district and a 40-X height and bulk district.

PROJECT APPROVALS:

The proposed project is subject to Section 311 of the Planning Code. If discretionary review before the Planning Commission is requested, the discretionary review hearing is the Approval Action for the project. If no discretionary review is requested, the issuance of a building permit by the Department of Building Inspection (DBI) is the Approval Action. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

REMARKS:

California Environmental Quality Act (CEQA) State Guidelines Section 15332, or Class 32, provides an exemption from environmental review for in-fill development projects, which meet the following conditions:

- a) The project is consistent with applicable general plan designations and policies as well as with applicable zoning designations.*

The San Francisco General Plan, which provides general policies and objectives to guide land use decisions, contains some policies that relate to physical environmental issues. The proposed project would not obviously or substantially conflict with any such policy, and would be consistent with the San Francisco General Plan and with applicable zoning designations. The project site is located within the RTO (Residential Transit Oriented) Zoning District where

residential uses are principally permitted. No changes are proposed to the building envelope and thus would be consistent with the existing 40-foot height and bulk limit. The proposed project would be consistent with all other applicable policies and standards associated with the project site's existing General Plan and zoning designations.

- b) *The development occurs within city limits on a site of less than five acres surrounded by urban uses.*

The 5,000-square-foot (approximately 0.11 acre) project site is located within a fully developed area of San Francisco. The surrounding area consists of residential and commercial uses. Thus, the proposed project would be properly characterized as an infill development surrounded by urban uses on a site of less than five acres.

- c) *The project site has no habitat for endangered, rare or threatened species.*

The 5,000-square-foot project site is located within a densely developed urban area and currently contains a building, side driveway, and a rear parking lot. The project site does not have habitat value for endangered, rare, or threatened species.

- d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

Traffic. The project site is located on the corner of 14th and Belcher Streets, on the block bounded by 14th Street to the south, Duboce Avenue to the north, Belcher Street to the east and Sanchez Street to the west. Street parking is available on all adjacent streets, including two-hour and residential permit parking (Area S) with weekly parking restrictions for street-cleaning.

Using the Planning Department's 2002 *Transportation Impact Analysis Guidelines for Environmental Review* (October 2002), the proposed project is estimated to generate approximately 75 daily person-trips for the proposed residential use.¹ Of these, about 13 daily person-trips would be during the p.m. peak-hour. These trips would be distributed among various modes of transportation, including single occupancy vehicles, carpools, public transit, walking, and bicycling. Of the 13 p.m. peak-hour person-trips for the proposed uses, five would be vehicle trips, four would be transit trips, and four would be walking. Mode split and vehicle occupancy data for the residential uses were obtained from the 2000 Census "Journey to Work" and Citywide Travel Behavior Survey figures. The incremental increase in traffic would not be considered a substantial increase relative to the existing capacity of the local street system. The change in traffic in the project area as a result of the proposed project would be indiscernible to most drivers. The proposed project would add a negligible increment to the cumulative long-term

¹ *Transportation Impact Analysis Guidelines, Transportation Calculations.* This document is available for public review as part of Case No. 2013.0431E at 1650 Mission Street, Suite 400, San Francisco, CA, 94103.

traffic increase on the neighborhood's roadway network. Thus, the project would not substantially affect the neighborhood's existing traffic conditions.

Transit, Bicycle, and Pedestrian Circulation. The project is expected to generate 23 daily transit person-trips, seven of which would occur in the p.m. peak hour. The project site is well served by Muni. The 3rd Corbett line runs along 14th Street in front of the project, and the project is within one block of the 22-Fillmore and K-Owl, L-Owl, M-Owl and T-Owl bus lines, as well as the L-Taraval and N-Judah light rail lines. The project site is within two blocks of Bicycle Routes 30, 47, 50, 345 and 350. Additionally, sidewalks are wide enough to support the anticipated increase in pedestrian use. Thus, the project would not substantially affect the neighborhood's existing conditions for transit, bicycle, and pedestrian circulation.

Emergency Access. Existing emergency access to the project site would remain the same. The proposed project would not interfere with existing traffic circulation or cause major traffic hazards, nor have a substantial effect on traffic-related hazards or emergency access provisions. The proposed project would be required to meet the standards contained in the Building and Fire Codes, and the San Francisco Building and Fire Departments would review the final building plans to ensure sufficient access and safety. Therefore, the project would not result in a substantial adverse effect on emergency access conditions.

Increased Traffic Hazards. The proposed project does not include any design features that would substantially increase traffic hazards (e.g., creating a new sharp curve or dangerous intersections), and would not include any incompatible uses; therefore, there would no impacts associated with traffic hazards for the proposed project.

Parking. The proposed project would include no off-street parking spaces. The existing property contains one off-street parking space and a garage, which would be removed and repurposed as storage. This would result in the net loss of one off-street parking space. One on-street parking space would be gained by the removal of the curb cut accessing the former garage on Belcher Street.

San Francisco does not consider parking supply as part of the permanent physical environment and therefore, does not consider changes in parking conditions to be environmental impacts as defined by CEQA. Parking conditions are not static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents should, however, address the secondary physical impacts that could be triggered by a social impact. (CEQA Guidelines § 15131(a)) The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental

impacts, such as increased traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular, would be in keeping with the City's "Transit First" policy. The City's Transit First Policy, established in the City's Charter Section 16.102 provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation."

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. Moreover, the secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area. Hence, any secondary environmental impacts which may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the traffic assignments used in the transportation analysis, as well as in the associated air quality, noise and pedestrian safety analyses, reasonably addresses potential secondary effects.

Construction Impacts. The proposed project would be constructed over a period anticipated to last approximately 5-6 months. Construction activities would include daily vehicle trips generated by the arrival and departure of construction workers. Trucks would haul excavated materials away from the site and haul assembly materials to the site. Church, Belcher, Sanchez and 14th Streets would all be used to access the site to haul building materials. Construction of the proposed project would not require any lane closures.

Throughout the construction period, there would be a flow of construction-related trucks into and out of the site. The project sponsor and construction contractor(s) would meet with the Traffic Engineering Division of the Department of Parking and Traffic (DPT), the Fire Department, Muni's Street Operations and Special Events Office, and other City agencies to determine feasible traffic modifications to reduce traffic congestion and other potential traffic disruption and pedestrian circulation effects during construction of the project. The effect of construction truck traffic would be a temporary lessening of the capacities of local streets due to the slower movement and larger turning radii of trucks, which may affect both traffic and transit operations. Construction workers who drive to the site could cause a temporary increase in parking demand, and the project applicant would make accommodations for construction worker parking. Therefore, it is anticipated that construction workers would be accommodated without substantially affecting area wide parking conditions. The impacts of construction on parking and traffic would be limited in scope and temporary in duration, and would not be significant.

Noise. The proposed project is located on the corner of 14th Street and Belcher Street. Initial analysis by the Planning Department indicated that existing ambient noise levels are at, or exceed, 70 decibels. The proposed project involves the siting of new noise-sensitive uses (i.e. residential uses) and therefore required an acoustical analysis demonstrating that the building would meet Title 24 noise insulation standards. Such a noise study was prepared for the proposed project.²

The study found that average ambient noise levels for exterior elevations along 14th Street would range from 65 to 70 dBA L_{dn} and would be less than 65 dBA L_{dn} for the remaining elevations. The study recommended a higher level of insulation along the 14th Street facades to meet Title 24 interior noise requirements. The remaining elevations would meet Title 24 requirements with the existing proposed treatments.

The study also indicated that residents who open their windows for fresh air may be exposed to levels of ambient noise above Title 24 standards. The study recommended the introduction of controlled sources of fresh air as an alternative to opening windows.

The project sponsor has incorporated all of the recommendations outlined in the study, ensuring residential units would meet Title 24 standards for interior noise. As a result, the project would have no significant effects with respect to noise.

Noises generated by residential uses are common and generally accepted in urban areas. An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The proposed project would not cause a doubling in traffic volumes and therefore would not cause a noticeable increase in the ambient noise level in the project vicinity.

Project construction would temporarily and intermittently increase noise and possibly vibration levels around the project site and may be considered an annoyance by occupants of nearby properties. Noise and vibration levels over the estimated 5-6 month construction period would fluctuate depending on the construction phase, equipment type and duration of use, distance between noise source and listener, and presence or absence of barriers. Construction noises associated with the proposed project would include minor excavation, truck traffic, and finishing. Of these, excavation and site work would likely generate the most construction-related noise.

Throughout the construction period there would be truck traffic to and from the site, hauling away excavated materials and debris, or delivering building materials. It is anticipated that the construction hours would be working hours from 7AM to 5PM during the week, with possible limited work during weekends.

The San Francisco Noise Ordinance (Article 29 of the Police Code) regulates construction-related noise. Although not listed as a mitigation measure, it is required by law and would serve to reduce negative impacts of the proposed project on sensitive receptors. The ordinance requires that noise levels from individual pieces of construction equipment, other than impact tools, not

² Papadimos Group, 2014. *750 14th Street Environmental Acoustic Study*, Apr 8. This document is available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.0431E.

exceed 80 dBA³ at a distance of 100 feet from the source. Impact tools, such as jackhammers, must have both the intake and exhaust muffled to the satisfaction of the Director of the Department of Public Works or the Director of Building Inspection. Section 2908 of the Ordinance prohibits construction work between 8:00 p.m. and 7:00 a.m., if noise would exceed the ambient noise level by five dBA at the project property line, unless a special permit is authorized by the Director of Public Works or the Director of Building Inspection. The project must comply with regulations set forth in the Noise Ordinance.

Sensitive receptors are people requiring quiet, for sleep or concentration, such as residences, schools, or hospitals, and people themselves who may be relatively more susceptible to adverse health impacts from their environment, such as immune-compromised individuals, populations with elevated levels of chronic illness, children, and the aged. The nearest sensitive receptors to the project site would be nearby residents, including residents of the buildings immediately east and north of the project site along Belcher Street, and west and south along 14th Street. Construction activities other than pile driving typically generate noise levels no greater than 90 dBA (for instance, for excavation) at 50 feet from the activity, while other activities, such as concrete work, are much less noisy. Closed windows typically can reduce daytime interior noise levels to an acceptable level. Therefore, for nearby sensitive receptors, although construction noise could be annoying at times, it would not be expected to exceed noise levels commonly experienced in an urban environment, and would not be considered significant. The proposed building would not use pile driving. The proposed project would not create unusual levels of ground borne vibration that would disturb nearby residents or businesses, and vibration impacts would be less than significant. Given the above-mentioned City noise regulations and the temporary nature of construction work, construction noise would have a less-than-significant effect on the environment.

Although some increase in noise would be associated with the construction phase of the proposed project, such occurrences would be limited to certain hours of the day and would be intermittent and temporary in nature. Construction noise is regulated by the San Francisco Noise Ordinance (Article 29 of the City Police Code). Section 2907 of the Police Code requires that noise levels from individual pieces of construction equipment, other than impact tools.

Air Quality: In accordance with the state and federal Clean Air Acts, air pollutant standards are identified for the following six criteria air pollutants: ozone, carbon monoxide (CO), particulate matter (PM), nitrogen dioxide (NO₂), sulfur dioxide (SO₂) and lead. These air pollutants are termed criteria air pollutants because they are regulated by developing specific public health- and welfare-based criteria as the basis for setting permissible levels. The Bay Area Air Quality Management District (BAAQMD) in their *CEQA Air Quality Guidelines* (May 2011), has developed screening criteria to determine if projects would violate an air quality standard, contribute substantially to an air quality violation, or result in a cumulatively considerable net increase in criteria air pollutants within the San Francisco Bay Area Air Basin. If a proposed project meets the screening criteria, then the project would result in less-than-significant criteria air pollutant impacts. A project that exceeds the screening criteria may require a detailed air quality

³ dBA is the symbol for decibels using the A-weighted scale. A decibel is a unit of measurement for sound loudness (amplitude). The A- weighted scale is a logarithmic scale that approximates the sensitivity of the human ear.

assessment to determine whether criteria air pollutant emissions would exceed significance thresholds. The proposed project would not exceed criteria air pollutant screening levels for operation or construction.⁴

In addition to criteria air pollutants, individual projects may emit toxic air contaminants (TACs). TACs collectively refer to a diverse group of air pollutants that are capable of causing chronic (i.e., of long-duration) and acute (i.e., severe but short-term) adverse effects to human health, including carcinogenic effects. In response to growing concerns of TACs and their human health effects, the San Francisco Board of Supervisors approved a series of amendments to the San Francisco Building and Health Codes, generally referred to as the Enhanced Ventilation Required for Urban Infill Sensitive Use Developments or Health Code, Article 38 (Ordinance 224-14, effective December 8, 2014)(Article 38). The purpose of Article 38 is to protect the public health and welfare by establishing an Air Pollutant Exposure Zone and imposing an enhanced ventilation requirement for all urban infill sensitive use development within the Air Pollutant Exposure Zone. Projects within the Air Pollutant Exposure Zone require special consideration to determine whether the project's activities would expose sensitive receptors to substantial air pollutant concentrations or add emissions to areas already adversely affected by poor air quality.

The proposed project is not within an Air Pollutant Exposure Zone. Therefore, the proposed project would not result in a significant effect with respect to siting new sensitive receptors in areas with substantial levels of air pollution.

The proposed project would require construction activities for the approximate 22-week construction phase. However, construction emissions would be temporary and variable in nature and would not be expected to expose sensitive receptors to substantial air pollutants. Furthermore, the proposed project would be subject to, and comply with, California regulations limiting idling to no more than five minutes,⁵ which would further reduce nearby sensitive receptors' exposure to temporary and variable TAC emissions. Therefore, construction period TAC emissions would not result in a significant impact with respect to exposing sensitive receptors to substantial levels of air pollution.

In view of the above, the proposed project would not result in adverse impact with respect to exposing sensitive receptors to substantial levels of air pollution.

Water Quality. The proposed project would not generate substantial wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. Project-related wastewater and stormwater would flow into the City's combined sewer system and would be subject to the standards contained in the City's National Pollutant Discharge Elimination System (NPDES) Permit for the Southeast Water Pollution Control Plan prior to discharge.

Therefore, the proposed project would not result in adverse impacts related to water quality.

⁴ Bay Area Air Quality Management District, *CEQA Air Quality Guidelines*, Updated May 2011. Table 3-1.

⁵ California Code of Regulations, Title 13, Division 3, § 2485. This regulation applies to on-road heavy duty vehicles and not off-

- e) *The site can be adequately served by all required utilities and public services.*

The project site is located in a dense urban area where all public services and facilities are available; no expansion of public services or utilities is anticipated. Therefore, the proposed project would not result in adverse impacts related to utilities and public services.

Other Environmental Concerns

Historic Architectural Resources. In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building located at 750 14th St. is a historical resource as defined by CEQA. As described in the Preservation Team Review Form dated May 22, 2015, the building appears to be eligible for listing in the California Register of Historical Resources as an individual resource under Criterion 1 (Event: settlement of the Scandinavian community in San Francisco) and Criterion 3 (Architecture: Gothic Revival and integrated residences and church) and as a contributor to the Duboce Triangle Historic District.⁶

The existing building at 750 14th Street was designed by architect Wilson J Whythe in 1923 in the Gothic Revival Style, and was commissioned by the First Norwegian Danish Methodist Episcopal Church to serve the Duboce Triangle neighborhood's Scandinavian population. The primary character-defining features of the building include its Gothic Renewal exterior, the first floor Chapel space and clerestory windows, as well as its integration of residential living spaces with a Chapel and worship space in the same building.

The Department's Preservation staff reviewed the proposed project and the historic resource evaluations provided by the project sponsor, which found the following.⁷ As part of the proposed project, the Chapel space and clerestory windows would be retained, with only a secondary Prayer Room to be altered for use as a pastor's dwelling. Publicly visible exterior building alterations would be limited to select window replacement at the basement and ground floor levels to meet acoustical and residential egress requirements. The new windows would be all-wood to match the historic windows in material, muntin configuration and profiles. Existing stucco cladding would be preserved, patched to match as needed, and repainted. No changes will be made to the second and third floors of the building. The project would preserve the exterior appearance of the building (save for new egress windows at the basement level and non-visible changes in the rear) and, most importantly, preserve the interior chapel in its entirety. The project therefore would retain the character-defining features of the building's exterior architecture as well as the historic interior worship space.

⁶ San Francisco Planning Department, Preservation Team Review Form, May 22, 2015 This document is on file and is available for review as part of Case File No. 2013.0431E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA.

⁷ Architectural Resources Group, *Historic Resource Evaluation Report 750 14th Street*, January 15, 2014. A copy of this document is available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.0431E.

Based on the information provided and review by Preservation staff, the Department has determined that the proposed project would not cause a substantial adverse change in the significance of a historical resource.

Archaeology. According to the Planning Department, 750 14th Street is located in the Mission Delores Archaeological Zone, an area of archaeological sensitivity. The project proposes no significant excavation and is a reorganization of interior spaces within an existing building. Archeological staff from the Department reviewed the proposed project and determined that it would have no adverse effect on archaeological resources.⁸

PUBLIC NOTICE AND COMMENT

A "Notification of Project Receiving Environmental Review" was mailed on March 14, 2014 to adjacent occupants and owners of properties within 300 feet of the project site. No comments were received.

SUMMARY

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review pursuant to Section 15332 of the CEQA Guidelines.

⁸ Email from Randall Otero, Planning Department Archeologist, December 19, 2013. A copy of this document is available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.0431E.



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	5/22/2015
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PROJECT INFORMATION:		
Planner:	Address:	
E. Tuffy	750 14th Street	
Block/Lot:	Cross Streets:	
3537/025	Belcher Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
A		2013.0431E

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	3/31/2015
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PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☒	If so, are the proposed changes a significant impact?
Additional Notes:	
No significant impact. The project proposal is for rehabilitation of an existing 10-dwelling unit building with interior, double-height worship space (to be preserved). Work to include the addition of 7 new dwelling units using existing basement space and through conversion of a secondary church room into a pastor's residence. Exterior alterations limited to new egress windows at basement level and non-visible changes at the rear.	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		☒ Yes	☐ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☒ Yes ☐ No	Criterion 1 - Event:	☒ Yes ☐ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☒ Yes ☐ No	Criterion 3 - Architecture:	☒ Yes ☐ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:	1923	Period of Significance:	1923-1936	
		☒ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☒ Yes	☐ No	☐ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☐ No	
Requires Design Revisions:	☐ Yes	☐ No	
Defer to Residential Design Team:	☐ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

The subject property is a three-story over raised basement mixed-use building located at the corner of 14th and Belcher streets. Designed by architect Wilson J. Wythe in 1923 in the Gothic Revival style, the building is wood frame construction with cement stucco exterior cladding. The building was commissioned by the First Norwegian Danish Methodist Episcopal Church to provide residential housing with integral worship space for the Duboce Triangle neighborhood's Scandinavian population.

A survey of the larger Market-Octavia area which was conducted by Page & Turnbull in 2006 included the subject property. Property research determined the site to be individually eligible for local listing or designation through survey evaluation. As a result, the property was assigned a "SS3" status code. In addition, as stated in ARG's report dated Jan. 15, 2015, "The subject property is located within the Duboce Triangle Historic District, which was identified as a California Register-eligible district...Although the district is not officially recognized in Article 10, the findings from the survey were adopted by the City in 2008 and the Duboce Triangle Historic District is officially recognized for planning purposes."

The project proposal is to convert the existing 10-unit apartment building into 17 dwelling units through interior rehabilitation and conversion of basement school room, storage, and accessory spaces. The first floor Chapel space and clerestory windows, which were found to be a character-defining feature of the building, is to be retained as part of the project, with only a secondary Prayer Room to be altered for use as a pastor's dwelling. Publicly visible exterior building alterations are limited to select window replacement at the basement and ground floor levels to meet acoustical report findings and residential egress requirements. The new windows are to be all-wood windows to match the historic windows in material, muntin configuration and profiles, but with insulated glazing units. Existing stucco cladding will be preserved, patched to match as needed, and repainted. A new rear staircase will be constructed to meet current secondary egress requirements.

As proposed, the project retains the character-defining features of the building's exterior architecture as well as the historic interior worship space such that it would not significantly alter the building's historic integrity.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	5/22/2015



750 14th Street (1923; Wilson J. Wythe, architect)



Market & Octavia Area Plan Individual Resource and District Contributor Map

MAP 4a

- | | | | |
|--|-------------------------------------|---|----------------------------|
|  | Market & Octavia Area Plan Boundary |  | Historic District Boundary |
|  | Individual Resource |  | Not a Resource |
|  | District Contributor | | |



Market & Octavia Area Plan Level Survey Identified Historic Districts



SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

JUL 23 2015

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
32 Ord Street		2626/005
Case No.	Permit No.	Plans Dated
2014-000174ENV		10/16/14
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction ☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Expand by 2,966 sf an existing two-story-over-basement 1,765 sf single-family residence with one vehicle parking space. Project includes third-floor addition, horizontal rear expansion, and excavation at the basement and first floor to create a three-story 4,731 sf single-family residence with three vehicle parking spaces.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☒	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☒	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☒	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an <u>Environmental Planner</u> .	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	
Archeo clearance. Project will follow recommendations of 9/6/14 Ting & Assoc. geotech investigation and 3/19/15 Louis A. Richardson geologic investigation.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): PTR Form dated 6/18/2015
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Gretchen A. Hilyard		Signature: Gretchen Hilyard
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		Digitally signed by Gretchen Hilyard DN: dc=org, dc=stgo, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Gretchen Hilyard, email=Gretchen.Hilyard@stgo.org Date: 2015.06.25 09:20:38 -0700
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Article 81 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Preservation Team Meeting Date: Date of Form Completion: 6/11/2015

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	32 Ord Street	
Block/Lot:	Cross Streets:	
2626/005	Saturn Street and Vulcan Stairway	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014-000174ENV

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration
		☐ Demo/New Construction	

DATE OF PLANS UNDER REVIEW: 10/16/2014

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation prepared by Tim Kelley Consulting (July 2014).	
Proposed project: RENOVATE (E) 1ST & 2ND FL. ADD (N) 3RD FL W/ RELOCATED KITCHEN & POWDER RM. EXPAND BASEMENT & 1ST FL.	

PRESERVATION TEAM REVIEW:	
Historic Resource Present ☐ Yes ☒ No * ☐ N/A	
Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance:
☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

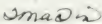
PRESERVATION TEAM COMMENTS:

According to the Historic Resource Evaluation prepared by Tim Kelley Consulting (dated July 2014) and information found in the Planning Department files, the subject property at 32 Ord Street contains a 2-story-over raised basement; wood frame, single-family residence constructed in 1913 in a vernacular style with some Craftsman style features. The building was constructed by the original owner/contractor Nels Lind. Very few alterations have occurred to the building overtime. Known exterior alterations include: reroofing (1994), window replacement (1997, 2000).

No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building is a vernacular style residence with some Craftsman influences and is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic districts. The subject property is located within the Corona Heights neighborhood on a block that exhibits a great variety of architectural styles, construction dates, and subsequent alterations that compromise historic integrity. Although a historic district was identified one block to the east of the subject property, the subject block would not contribute to this district. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	6-18-2015

HISTORICAL RESOURCE EVALUATION PART 1

32 ORD STREET

SAN FRANCISCO, CALIFORNIA



TIM KELLEY CONSULTING, LLC

HISTORICAL RESOURCES

2912 DIAMOND STREET #330

SAN FRANCISCO, CA 94131

415.337-5824

TIM@TIMKELLEYCONSULTING.COM



SAN FRANCISCO PLANNING DEPARTMENT

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JUL 23 2015

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
734 27th Ave.		1618/010A
Case No.	Permit No.	Plans Dated
2015-000025ENV		1/20/14
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction
☐ Project Modification (GO TO STEP 7)		
Project description for Planning Department approval.		
One-story vertical addition and horizontal rear addition to existing two-story, single-family home.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archaeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): PTR Form dated 6/18/2015
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Gretchen A. Hilyard		Signature: Gretchen Hilyard
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		Digitally signed by Gretchen Hilyard DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Gretchen Hilyard, email=Gretchen.Hilyard@sfgov.org Date: 2015.06.25 11:37:31 -0700
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	Date of Form Completion: 6/9/2015
--	--

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	734 27th Avenue	
Block/Lot:	Cross Streets:	
1618/010A	Cabrillo Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2015-000025ENV

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	1/20/2014
------------------------------------	-----------

PROJECT ISSUES:
☒ Is the subject Property an eligible historic resource?
☐ If so, are the proposed changes a significant impact?
Additional Notes:
Submitted: Supplemental Information for Historic Resource Evaluation prepared by Gus Fallay (December 18, 2014).
Proposed project: One-story addition and horizontal rear addition to existing two-story, single-family home.

PRESERVATION TEAM REVIEW:	
Historic Resource Present	☐ Yes ☒ No * ☐ N/A
Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance:
	☐ Contributor ☐ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information Form for Historic Resource Determination prepared by Gus Fallay (dated December 18, 2014) and information found in the Planning Department files, the subject property at 734 27th Avenue contains a 1-story-over-garage; wood frame single-family residence constructed in 1922 in the Minimal Traditional architectural style by an unknown architect. Known exterior alterations to the property include: installation of aluminum sash windows (1923) and installation of a garage at an unknown date.

No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building is an example of a nondescript Minimal Traditional style residence that was constructed as part of a 1920s tract development. The building is not architecturally distinctive such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic districts. The subject property is located within the Outer Richmond neighborhood on a block that exhibits a fairly consistent pattern of tract housing from the 1910s, 1920s, and 1940s with some examples of in-fill development from the late-20th century. The buildings on the block are not architecturally distinctive such that the area would constitute a historic district and several have experienced insensitive window replacements and other cosmetic alterations that compromise historic integrity. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	6-18-2015

741 27th Ave
San Francisco, CA 94116
Street View Aug 2013



↑
FRONT FACADE OF
THE SUBJECT PROPERTY



SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT.

JUL 23 2015

CEQA Categorical Exemption Determination

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PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
545 Laurel Street		1045/004	
Case No.	Permit No.	Plans Dated	
2015-000171ENV	2014.12.23.4438	12/23/2014	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Horizontal addition to the second floor of an existing single family home.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an <i>Environmental Application</i> with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Lana Russell-Hurd	

Digitally signed by Lana Russell-Hurd
DN: cn=Lana Russell-Hurd, o=City of San Francisco
Date: 2013.09.16 10:52:12 -0700

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR dated 6/18/2015.
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Alexandra Kirby	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: A. Kirby		Signature: Alexandra Kirby Digitally signed by Alexandra Kirby DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Alexandra Kirby, email=Alexandra.Kirby@sfgov.org Date: 2015.06.25 13:42:26 -0700
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Preservation Team Meeting Date: 6/8/2015 Date of Form Completion: 6/8/2015

PROJECT INFORMATION:		
Planner:	Address:	
Alexandra Kirby	545 Laurel Street	
Block/Lot:	Cross Streets:	
1045/004	Euclid Avenue and Mayfair Drive	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2015-000171ENV

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PURPOSE OF REVIEW:	PROJECT DESCRIPTION:
☒ CEQA ☐ Article 10/11 ☐ Preliminary/PIC	☒ Alteration ☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW: 12/23/2014

PROJECT ISSUES:
☐ Is the subject Property an eligible historic resource?
☐ If so, are the proposed changes a significant impact?
Additional Notes:
Submitted: Supplemental Information packet submitted by applicant 2/11/2015.
The proposal is to construct a horizontal expansion to the existing story.

PRESERVATION TEAM REVIEW:			
Historic Resource Present		☐ Yes	☒ No *
		☐ N/A	
Individual	Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No		
Criterion 2 -Persons: ☐ Yes ☒ No	Criterion 2 -Persons: ☐ Yes ☒ No		
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No		
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No		
Period of Significance:	Period of Significance:		
☐ Contributor ☐ Non-Contributor			

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☐ Yes	☒ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

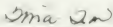
PRESERVATION TEAM COMMENTS:

545 Laurel Street was constructed in 1949 by the United Housing Corporation, a large building company that constructed single family homes throughout the city, including many in the Sunset and Richmond Districts; the subject block appears to have been largely built by the same company. The split-level, two-story, Mid-Century, single family residence features a low hipped roof with a shallow cornice and a gable on the front volume with a small bay window projecting at the first story. All windows at the primary facade appear to be original wood sash and a narrow balconette projects above the recessed garage. The main entrance is set back on the south facade of the building with a small entry porch. The permit history mostly entails minor alterations and interior renovations. Overall the property appears to have a high degree of integrity, although it is not architecturally distinctive.

The original owner, Corbett Bell Minnes was an employee of the Bethlehem Steel Company and served in the US military, although he sold the property to Isadore and Carol Goldstein in 1950. The Goldsteins resided at 545 Laurel Street until 1993, and their occupations are unknown.

Based on historic research conducted by the applicant and preservation planning staff, 545 Laurel Street does not appear to be individually eligible for the California Register under Criteria 1 (Events), 2 (Persons), or 3 (Architecture). The building is an example of tract housing built in the Laurel Village neighborhood in the mid-twentieth century, and is a non-distinct example of this common housing type. None of the owners or occupants appear to have been significant to our local, regional or national past.

The subject property is not located within the boundaries of any identified historic districts as the subject block contains a combination of Midcentury Modern homes that were built between 1950 and 1954 at the north end of the block where the Laurel Hill Cemetery was previously located. The subject block is not individually distinctive or representative of the area that would qualify it as a potential historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	6-18-2015





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Date: June 29, 2015
Case No.: 2013.1305E
Project Title: 1532 Howard Street
Zoning/Plan Area: WMUG (Western South of Market Area [WSMa])
Mixed Use General District
55-X Height and Bulk District
Western SOMA Community Plan
3511/015
Block/Lot:
Lot Size: 1,930 square feet (approximately 0.044 acres)
Project Sponsor: Amir Alfifi; SIA Consulting Corporation - (415) 922-0200
Staff Contact: Chris Thomas, (415) 575-9036, Christopher.Thomas@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The proposed project involves the demolition of an existing one-story 1,650-square-foot (sf) building and construction of a new six-story, 55-foot tall (62-feet-tall with elevator shaft), approximately 9,000-gross-square-foot (gsf) building consisting of 15 Single Room Occupancy (SRO) dwelling units, two common roof decks (at and on top of the sixth floor) totaling about 750 sf, and a 450-sf common rear yard with eight Class 1 bicycle spaces. The proposed project would not include off-street vehicular parking or a curb cut for vehicular access. Primary access would be via a lobby entry on Howard Street.

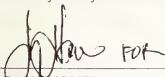
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EXEMPT STATUS

Exempt per Section 15183 of the California Environmental Quality Act (CEQA) Guidelines and California Public Resources Code Section 21083.3.

DETERMINATION

I do hereby certify that the above determination has been made pursuant to State and Local requirements.



SARAH B. JONES
Environmental Review Officer

6/26/15

Date

cc: Amir Afifi, Project Sponsor
Rich Sucre, Current Planner
Supervisor Jane Kim, District 6

Virna Byrd, M.D.F.
Exemption/Exclusion File
Historic Preservation Dist. List

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PROJECT DESCRIPTION (continued)

Construction of the proposed building would involve soil disturbance over the entire 1,930-sf and largely level project site, with approximately two feet of below-grade excavation for the foundation and drilling up to 16 feet below-grade for the required piers to anchor the foundation.

PROJECT APPROVAL

The proposed project would require approval of permits by the Department of Building Inspection for the demolition of the existing building and construction of the proposed project. The project is subject to Section 312 of the Planning Code, which requires neighborhood notification for projects proposing building expansion and new construction in a Mixed Use zoning district. If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project. If no Discretionary Review is requested, the issuance of a building permit by the Department of Building Inspection is the Approval Action. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

COMMUNITY PLAN EXEMPTION OVERVIEW

California Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 provide an exemption from environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that: a) are peculiar to the project or parcel on which the project would be located; b) were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent; c) are potentially significant off-site and cumulative impacts that were not discussed in the underlying EIR; or d) are previously identified in the EIR, but which, as a result of substantial new information that was not known at the time that the EIR was certified, are determined to have a more severe adverse impact than that discussed in the underlying EIR. Section 15183(c) specifies that if an impact is not peculiar to the parcel or to the proposed project, then an EIR need not be prepared for the project solely on the basis of that impact.

The 1532 Howard Street site is located in the Western SoMa Community Plan area. This determination evaluates the potential project-specific environmental effects of the 1532 Howard Street project described above, and incorporates by reference information contained in the Programmatic EIR for the Western SoMa Community Plan, Rezoning of Adjacent Parcels, and 350 Eighth Street Project (Western SoMa PEIR).¹ Project-specific studies have been prepared for the proposed project to determine if the project would result in any significant environmental impacts that were not identified in the Western SoMa PEIR.

The Western SoMa PEIR included analyses of the following environmental issues: land use; aesthetics; population and housing; cultural and paleontological resources; transportation and circulation; noise and

¹ San Francisco Planning Department, Western SoMa Community Plan, Rezoning of Adjacent Parcels, and 350 Eighth Street Project Final Environmental Impact Report (PEIR), Planning Department Case Nos. 2008.0877E and 2007.1035E, State Clearinghouse No. 2008000001, certified December 6, 2012. Available online at <http://www.sf-planning.org/index.aspx?page=1893>, accessed July 11, 2014.

vibration; air quality; greenhouse gas emissions; wind and shadow; recreation; public services, utilities, and service systems; biological resources; geology and soils; hydrology and water quality; hazards and hazardous materials; mineral and energy resources; and agricultural and forest resources.

As a result of the Western SoMa rezoning process, the project site has been rezoned to the Western South of Market Area Mixed-Use General (WMUG) District and the 55-X Height and Bulk District. Pursuant to Section 844 of the Planning Code, the WMUG District is “designed to maintain and facilitate the growth and expansion of small-scale light industrial, wholesale distribution, arts production and performance/exhibition activities, general commercial and neighborhood-serving retail and personal service activities while protecting existing housing and encouraging the development of housing at a scale and density compatible with the existing neighborhood. Housing is encouraged over ground floor commercial and production, distribution, and repair uses, and new residential or mixed use developments are encouraged to provide as much mixed-income family housing as possible.” The proposed SRO project is consistent with uses permitted within the WMUG District.

Individual projects that could occur in the future under the Western SoMa Community Plan will undergo project-level environmental evaluation to determine if they would result in further impacts specific to the development proposal, the site and the time of development, and to assess whether additional environmental review would be required. This determination concludes that the proposed project at 1532 Howard Street is encompassed within and consistent with analysis in the Western SoMa PEIR. This determination also finds that the Western SoMa PEIR adequately anticipated and described the impacts of the proposed 1532 Howard Street project, and identified the mitigation measures applicable to the project. The proposed project is also consistent with the zoning controls and the provisions of the Planning Code applicable to the project site.^{2,3} Therefore, no further CEQA evaluation for the 1532 Howard Street project is required. In conclusion, the Western SoMa PEIR and this Certificate of Exemption for the proposed project comprise the full and complete CEQA evaluation necessary for the proposed project.

PROJECT SETTING

The existing building, originally constructed in 1907, most recently contained a restaurant and has been vacant since July 2012. The project site is within a fully developed block in San Francisco’s South of Market (SoMa) neighborhood, bounded by Natoma Street to the northwest, 11th Street to the northeast, Howard Street to the southeast, and Lafayette Street to the southwest. This block is largely characterized by two- to five-story residential buildings, along with scattered warehouse, commercial and retail structures of varying ages and architectural design. To the south of the project site (1538 Howard Street) is a three-story over garage, wood frame residential building, while to the north (1530 Howard Street) is a one-story stucco building containing a market. The subject property backs up to two- and three-story wood-frame apartment buildings on Natoma Street. A surface parking lot is located across Howard Street from the project site, along with assorted one- to two-story industrial buildings to the north and south.

² Adam Varat, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Citywide Planning Analysis, 1532 Howard Street, January 8, 2014. This document is on file and available for review as part of Case File No. 2013.1305E.

³ Jeff Joslin, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Current Planning Analysis, 1532 Howard Street, April 14, 2015. This document is on file and available for review as part of Case File No. 2013.1305E.

Although the existing structure is not considered a historic resource, the project site is within the Western SoMa Light Industrial & Residential Historic District.^{4,5} Category A residential structures are located in the immediate vicinity.

Beyond the block within which the project site is located, the local neighborhood is similarly characterized by a variety of residential, commercial and industrial buildings of varying ages, sizes and architectural styles. Many structures in the project vicinity, generally two to four stories in height, date from the 1907 to 1936 period when the greater South of Market area was developed. There are no parks, public or private schools, or medical facilities within 800 feet of the project site. The only religious land use is at St. Joseph's Church, located 750 feet to the north, at the corner of Howard and 10th Streets. The Arc of San Francisco, a service, education and career center for adults with developmental disabilities, is located about 120 feet to the north of the project site at 1500 Howard Street.

Nearby streets include Van Ness Avenue, about 250 feet to the south, and Mission and Market Streets, about 850 and 1,400 feet to the northwest, respectively. Regional vehicular access is provided by the U.S. Route 101 (Central Freeway) on- and off-ramps at Howard Street, approximately 1,200 feet to the south. The Civic Center Municipal Railway (Muni) and BART stations are about 3,800 feet to the north at Market and 8th Streets.

POTENTIAL ENVIRONMENTAL EFFECTS

The proposed 1532 Howard Street project is in conformance with the height, use and density for the site described in the Western SoMa PEIR and would represent a small part of the growth that was forecast for the Western SoMa Community Plan. Thus, the project analyzed in the Western SoMa PEIR considered the incremental impacts of the proposed 1532 Howard Street project. As a result, the proposed project would not result in any new or substantially more severe impacts than were identified in the Western SoMa PEIR.

Significant and unavoidable impacts were identified in the Western SoMa PEIR for the following topics: historic resources, transportation and transit, noise, air quality, and shadow. The proposed project would not considerably contribute to significant and unavoidable historic resource impacts identified in the PEIR, as the project site and existing structure were determined to be ineligible for inclusion in national, state, or local historic registers and not identified as a historic resource through the Western SoMa Light Industrial and Residential Historic District survey. The existing structure was also determined to not be a contributor to the Western SoMa Light Industrial and Residential Historic District.⁶

Traffic and transit ridership generated by the project would not be significant and would not considerably contribute to the traffic and transit impacts identified in the Western SoMa PEIR. Consistent with noise mitigation measures in the Western SoMa PEIR and the Environmental Noise Study Report prepared for the proposed project,⁷ mitigation measures would reduce the impact of ambient noise upon

⁴ Refer to

http://www.sfpd.org/files/gis/SouthSoMa/Docs/2009-09-03_DPR523D_-_WesternSOMaLightResident_WithAppendix.pdf

⁵ San Francisco Planning Department, South of Market Area Historic Resource Survey, adopted February 16, 2011 by the Historic Preservation Commission and available at <http://www.sf-planning.org/index.aspx?page=2530> (accessed March 2, 2015).

⁶ Steve Richard, San Francisco Planning Department. *Preservation Team Review form, 1532 Howard Street*. March 19, 2015. This document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of the Case File No. 2013.1305E.

⁷ Wilson Hogg & Associates. *Environmental Noise Study Report 1532 Howard Street Residential Project San Francisco, California*. June 29, 2014. This report is available for review as part of Case No. 2013.1305E.

the residents of the proposed project to less than significant and would reduce the impact of construction noise upon the surrounding population to less than significant. The proposed project would not be a significant source of noise to surrounding sensitive uses.

The proposed project does not exceed the criteria air pollutant screening criteria established by the Bay Area Air Quality Management District May 2011 *CEQA Air Quality Guidelines* and would further be subject to the San Francisco Construction Dust Control Ordinance to minimize the effects of construction dust upon the surrounding population. The project site is with an Air Pollutant Exposure Zone and is subject to Public Health Code Article 38 requirements for a ventilation system to reduce the effects of toxic air contaminants upon the proposed project's future residents. The project sponsor submitted an initial application for Article 38 compliance assessment to the Department of Public Health (DPH) on May 27, 2014. The proposed project is also subject to the Western SoMa PEIR Mitigation Measure M-AQ-7 (included as Project Mitigation Measure 6) that would reduce the effects of construction equipment exhaust upon the surrounding population to less than significant.

Finally, the proposed project would not shadow any public or private parks. Therefore, the proposed project would not contribute to the significant and unavoidable impacts to historic resources, transportation and transit, noise, air quality, and shadow that were identified in the Western SoMa PEIR.

The Western SoMa PEIR identified feasible mitigation measures to address significant impacts related to cultural and paleontological resources, transportation and circulation, noise and vibration, air quality, wind, biological resources, and hazards and hazardous materials. **Table 1** below lists the mitigation measures identified in the Western SoMa PEIR and states whether each measure would apply to the proposed project.

Table 1 – Western SoMa PEIR Mitigation Measures

Mitigation Measure	Applicability	Compliance
D. Cultural and Paleontological Resources		
M-CP-1a: Documentation of a Historical Resource	Not Applicable: site is not a historic resource or a contributor to the Western SoMa Light Industrial and Residential Historic District.	N/A
M-CP-1b: Oral Histories	Not Applicable: site is not a historic resource or a contributor to the Western SoMa Light Industrial and Residential Historic District.	N/A
M-CP-1c: Interpretive Program	Not Applicable: site is not a historic resource or a contributor to the Western SoMa Light Industrial and Residential Historic District.	N/A
M-CP-4a: Project-Specific Preliminary	Applicable: project involves	Preliminary Archeological

Mitigation Measure	Applicability	Compliance
Archeological Assessment	excavation 16 feet below ground surface (for piers).	Assessment conducted by Planning Department. ⁸
M-CP-4b: Procedures for Accidental Discovery of Archeological Resources	Applicable: Preliminary Archeological Assessment determined that accidental discovery mitigation measures are required.	Sponsor must comply with Project Mitigation Measure 3 requiring distribution of ALERT sheets to all project contractors.
M-CP-7a: Protect Historical Resources from Adjacent Construction Activities	Applicable: adjacent historic resources are within 25 feet of the project site.	Sponsor must comply with Project Mitigation Measure 1 requiring measures to protect historic resources within 25 feet of the project site.
M-CP-7b: Construction Monitoring Program for Historical Resources	Applicable: adjacent historic resources are within 25 feet of the project site.	Sponsor must comply with project Mitigation Measure 2 requiring monitoring of historic resources within 25 feet of the project site.
E. Transportation and Circulation		
M-TR-1c: Traffic Signal Optimization (8 th /Harrison/I-80 WB off-ramp)	Not Applicable: plan level mitigation to be implemented by San Francisco Municipal Transportation Agency.	N/A
M-TR-4: Provision of New Loading Spaces on Folsom Street	Not Applicable: project would not remove loading spaces along Folsom (or Howard) Street.	N/A
M-C-TR-2: Impose Development Impact Fees to Offset Transit Impacts	Not Applicable: transit ridership generated by project would not considerably contribute to cumulative transit impact.	N/A
F. Noise and Vibration		
M-NO-1a: Interior Noise Levels for Residential Uses	Not Applicable: M-NO-1a applies to projects not already subject to Title 24	N/A

⁸ E-mail/D. Deard, San Francisco Planning Department, *Environmental Planning Preliminary Archeological Review: 1532 Howard Street*, February 6, 2015. This document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of the Case File No. 2013.1305E.

Mitigation Measure	Applicability	Compliance
	interior noise standards. The proposed project would be subject to Title 24 interior noise standards.	
M-NO-1b: Siting of Noise-Sensitive Uses	Applicable: project would site noise-sensitive use along a noisy street and is subject to Title 24 interior noise standards.	Project sponsor has submitted a Noise Study demonstrating that Title 24 standards can be met. ⁹
M-NO-1c: Siting of Noise-Generating Uses	Not Applicable: project is not proposing a noise-generating use.	N/A
M-NO-1d: Open Space in Noisy Environments	Applicable: project includes open space in a noisy environment.	Sponsor must comply with Mitigation Measure 4 which requires, through the building permit review process, that adequate shielding be employed.
M-NO-2a: General Construction Noise Control Measures	Applicable: project includes construction in a noisy environment.	Sponsor must comply with Project Mitigation Measure 5 requiring a variety of measures to minimize construction noise.
M-NO-2b: Noise Control Measures During Pile Driving	Not Applicable: project would not include pile-driving activities.	N/A
G. Air Quality		
M-AQ-2: Transportation Demand Management Strategies for Future Development Projects	Not Applicable: project would not generate more than 3,500 daily vehicle trips.	N/A
M-AQ-3: Reduction in Exposure to Toxic Air Contaminants for New Sensitive Receptors	Not Applicable: project site is in an air Pollution Exposure Zone but M-AQ-3 is preempted by Article 38 of the Health Code.	Compliance with Health Code Article 38 provisions for ventilation systems will reduce exposure to toxic air contaminants to less than significant.
M-AQ-4: Siting of Uses that Emit PM _{2.5} or	Not Applicable: The project would not include	N/A

⁹ Wilson Ihrig & Associates. *Environmental Noise Study Report 1532 Howard Street Residential Project San Francisco, California*. June 29, 2014. This report is available for review as part of Case No. 2013.1305E.

Mitigation Measure	Applicability	Compliance
other DPM and Other TACs	commercial, industrial or other uses that would generate diesel or other Toxic Air Contaminants.	
M-AQ-6: Construction Emissions Minimization Plan for Criteria Air Pollutants	Not Applicable: project would not exceed the standards for criteria air pollutants.	N/A
M-AQ-7: Construction Emissions Minimization Plan for Health Risks and Hazards	Applicable: project includes construction in the Air Pollutant Exposure Zone.	Sponsor must comply with Project Mitigation Measure 6 requiring several construction equipment emissions minimization measures.
I. Wind and Shadow		
M-WS-1: Screening-Level Wind Analysis and Wind Testing	Not Applicable: project would not exceed 80 feet in height.	N/A
L. Biological Resources		
M-BI-1a: Pre-Construction Special-Status Bird Surveys	Applicable: project includes building demolition.	Sponsor must comply with Mitigation Measure 7 requiring a pre-construction special-status bird survey.
M-BI-1b: Pre-Construction Special-Status Bat Surveys	Applicable: project includes building demolition.	Sponsor must comply with Mitigation Measure 8 requiring a pre-construction special-status bat survey.
O. Hazards and Hazardous Materials		
M-HZ-2: Hazardous Building Materials Abatement	Applicable: project includes demolition of a pre-1970s building.	Sponsor must comply with Mitigation Measure 9 requiring proper disposal of hazardous materials.
M-HZ-3: Site Assessment and Corrective Action	Not Applicable: superseded by Health Code Article 22A (Maher Ordinance)	Compliance with Health Code Article 22A will reduce potential hazards related to site contamination to less than significant.

Note: N/A = Not Applicable

Please see the attached Mitigation Monitoring and Reporting Program (MMRP) for the complete text of the applicable mitigation measures. With implementation of these mitigation measures the proposed project would not result in significant impacts beyond those analyzed in the Western SoMa PEIR.

PUBLIC NOTICE AND COMMENT

A "Notification of Project Receiving Environmental Review" was mailed on February 12, 2015 to adjacent occupants and owners of properties within 300 feet of the project site. The comment period was from February 12 to February 26, 2015, during which three phone calls and three emails were received. Overall, concerns and issues raised by the public in response to the notice were taken into consideration and incorporated in the environmental review as appropriate for CEQA analysis.

Two phone callers expressed concern regarding the purportedly transient nature of SRO tenants, parking and traffic. One email requested project drawings and later expressed support for the proposed project in a phone call. Concerns expressed in the other email included a lack of parking for future project residents, traffic congestion, and shadowing of nearby residences and yards by the proposed building.

In regards to parking, and as discussed in the CPE Checklist Topic 4, the proposed project meets the criteria for an infill project and, pursuant to Public Resources Code Section 21099(d), "aesthetics and parking impacts of a residential, mixed-use residential, or employment center project on an infill site located within a transit priority area shall not be considered significant impacts on the environment." Further, and pursuant to Planning Code Section 151.1, projects located in the WMUG zoning district are not required to provide any off-street parking spaces.

Traffic congestion was also discussed in the CPE Checklist Topic 4 and, due to the low rate of vehicle trip generation estimated for the proposed project, was determined to be a less-than-significant impact.

Shadowing of adjacent properties is noted in the CPE Checklist Topic 8. The proposed project would not cast a shadow on any public or private park but would, at certain times of the day and year, cast shadows on nearby properties. As noted in the CPE Checklist, although occupants of nearby properties may regard the increase in shadow as undesirable, the limited increase in shading of private properties as a result of the proposed project would not be considered a significant impact under CEQA.

Additionally, concerns were expressed regarding the effects upon local neighborhood stability and quality of life that could result from the purported transient nature of SRO tenants. Such a potential issue is a social effect and would not result in a physical impact upon the environment and therefore is not a topic considered under CEQA.

The proposed project would not result in significant adverse environmental impacts associated with the issues identified by the public beyond those identified in the Western SoMa PEIR.

CONCLUSION

As summarized above and further discussed in the CPE Checklist¹⁰:

1. The proposed project is consistent with the development density established for the project site in the Western SoMa Community Plan;

¹⁰ The CPE Checklist is available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, in Case File No. 2013.1305E.

2. The proposed project would not result in effects on the environment that are peculiar to the project or the project site that were not identified as significant effects in the Western SoMa PEIR;
3. The proposed project would not result in potentially significant off-site or cumulative impacts that were not identified in the Western SoMa PEIR;
4. The proposed project would not result in significant effects, which, as a result of substantial new information that was not known at the time the Western SoMa PEIR was certified, would be more severe than were already analyzed and disclosed in the PEIR; and
5. The project sponsor will undertake feasible mitigation measures specified in the Western SoMa PEIR to mitigate project-related significant impacts.

Therefore, the proposed project is exempt from further environmental review pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183.

MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
Project Mitigation Measure 1 – Protect Historical Resources from Adjacent Construction Activities (Western SoMa PEIR Mitigation Measure M-CP-7a). The project sponsor shall incorporate into construction specifications for the proposed project a requirement that the construction contractor(s) use all feasible means to avoid damage to adjacent and nearby historic buildings. Such methods may include maintaining a safe distance between the construction site and the historic buildings at 1538-1542 Howard Street) and west 83 Lafayette Street, using construction techniques that reduce vibration, appropriate excavation shoring methods to prevent movement of adjacent structures, and providing adequate security to minimize risks of vandalism and fire.	Project sponsor; contractor; and Planning Department's Environmental Review Officer.	Prior to any demolition or construction activities.	Project Sponsor; contractor.	Considered complete upon Environmental Review officer's (ERO) approval of construction of construction specifications.
Project Mitigation Measure 2 – Construction Monitoring Program for Historical Resources (Western SoMa PEIR Mitigation Measure M-CP-7b). The project sponsor shall undertake a monitoring program to minimize damage to adjacent historic buildings and to ensure that any such damage is documented and repaired. The monitoring program, which shall apply 25 feet of adjacent historic buildings, shall include the following components. Prior to the start of any ground-disturbing activity, the project sponsor shall engage a historic architect or qualified	Project sponsor, contractor, and qualified historic preservation professional, and Planning Department's Environmental Review	Prior to the start of demolition, earth moving, or construction activity proximate to a designated historical resource.	Prior to the start Planning Department Preservation Technical Specialist shall review and approve construction monitoring program.	Considered complete upon submittal to ERO of post-construction report on construction monitoring program and effects, if any, on

MONITORING AND REPORTING PROGRAM

Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
Officer.			
approximately historical resources.			

Adopted Mitigation Measures

historic preservation professional to undertake a preconstruction survey of historical resource(s) identified by the Planning Department within 125 feet of planned construction to document and photograph the buildings' existing conditions. Based on the construction and condition of the resource(s), the consultant shall also establish a maximum vibration level that shall not be exceeded at each building, based on existing condition, character-defining features, soils conditions, and anticipated construction practices (a common standard is 0.2 inch per second, peak particle velocity). To ensure that vibration levels do not exceed the established standard, the project sponsor shall monitor vibration levels at each structure and shall prohibit vibratory construction activities that generate vibration levels in excess of the standard. Should vibration levels be observed in excess of the standard, construction shall be halted and alternative techniques put in practice, to the extent feasible. The consultant shall conduct regular periodic inspections of each building during ground-disturbing activity on the project site. Should damage to either building occur, the building(s) shall be remediated to its pre-construction condition at the conclusion of ground-disturbing activity on the site.

MONITORING AND REPORTING PROGRAM

Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
Project sponsor, contractor, Planning Department's archeologist or qualified archaeological consultant, and Planning Department's Environmental Review Officer.	Prior to issuance of any permit for soil-disturbing activities and during construction.	Environmental Review Officer, sponsor and sponsor's archeologist.	Considered complete upon ERO's approval of FARR.

Adopted Mitigation Measures

Project Mitigation Measure 3 – Procedures for Accidental Discovery of Archeological Resources (Western SoMa PEIR Mitigation Measure M-CP-4b). The following mitigation measure is required to avoid any potential adverse effect from the proposed project on accidentally discovered buried or submerged historical resources as defined in CEQA Guidelines Section 15064.5(a)(c). The project sponsor shall distribute the San Francisco Planning Department archeological resource "ALERT" sheet to the project prime contractor; to any project subcontractor (including demolition, excavation, grading, foundation, pile driving, etc. firms); and to utilities firms involved in soils-disturbing activities within the project site. Prior to any soils-disturbing activities being undertaken, each contractor is responsible for ensuring that the "ALERT" sheet is circulated to all field personnel, including machine operators, field crew, pile drivers, and supervisory personnel. The project sponsor shall provide the ERO with a signed affidavit from the responsible parties (prime contractor, subcontractor(s), and utilities firms) to the ERO confirming that all field personnel have received copies of the "ALERT" sheet.

Should any indication of an archeological resource be encountered during any soils-disturbing activity of the project, the project head foreman and/or project sponsor shall immediately notify the ERO and shall immediately suspend any soils-disturbing activities in the vicinity of the discovery until the ERO has determined what additional measures should be undertaken.

MONITORING AND REPORTING PROGRAM

Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
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Adopted Mitigation Measures

If the ERO determines that an archeological resource may be present within the project site, the project sponsor shall retain the services of an archeological consultant from the pool of qualified archeological consultants maintained by the San Francisco Planning Department archeologist. The archeological consultant shall advise the ERO as to whether the discovery is an archeological resource, retains sufficient integrity, and is of potential scientific/historical/cultural significance. If an archeological resource is present, the archeological consultant shall identify and evaluate the archeological resource. The archeological consultant shall make a recommendation as to what action, if any, is warranted. Based on this information, the ERO may require, if warranted, specific additional measures to be implemented by the project sponsor.

Measures might include preservation in situ of the archeological resource, an archeological monitoring program, or an archeological testing program. If an archeological monitoring program or archeological testing program is required, it shall be consistent with the Environmental Planning (EP) division guidelines for such programs. The ERO may also require that the project sponsor immediately implement a site security program if the archeological resource is at risk from vandalism, looting, or other damaging actions.

The project archeological consultant shall submit a Final

MONITORING AND REPORTING PROGRAM

Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
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Adopted Mitigation Measures

Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.

Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The EP division of the San Francisco Planning Department shall receive one bound copy, one unbound copy, and one unlocked, searchable PDF copy on a CD of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest or interpretive value, the ERO may require a different final report content, format, and distribution from that presented above.

Project Mitigation Measure 4 – Open Space in Noisy Environments (Western SoMa PEIR Mitigation Measure M-NO-1d). To minimize ambient noise effects on users of the outdoor decks on and on top of the sixth floor, the

Project sponsor, architect, acoustical consultant and design measures to be incorporated into project Planning Department and Department of Building Inspection. Considered complete upon approval of final construction

MONITORING AND REPORTING PROGRAM

Responsibility for Implementation			
Adopted Mitigation Measures	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule

project sponsor shall consistent with the recommendations of the June 26, 2014 Environmental Noise Study Report prepared for this project by Wilson Ihrig and Associates, install a minimum two-foot-high solid barrier with a surface weight of not less than 4 lbs/sf in addition to the 30 inch, 1-hour rated parapet proposed for both outdoor decks.

Project Mitigation Measure 5 - General Construction Noise Control Measures (Western SoMa PEIR Mitigation Measure M-NO-2a). To ensure that project noise from construction activities is minimized to the maximum extent feasible, the project sponsor shall undertake the following:

- Require the general contractor to ensure that equipment and trucks used for project construction use the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically attenuating shields or shrouds, wherever feasible).
- Require the general contractor to locate stationary noise sources (such as compressors) as far from adjacent or nearby sensitive receptors as possible, to muffle such noise sources, and to construct barriers around such sources and/or the construction site, which could reduce construction noise by as much as 5 dBA. To further reduce

Project sponsor and construction contractor(s). During construction period. Project sponsor to provide monthly noise reports during construction. Considered complete upon final monthly report.

drawing set

MONITORING AND REPORTING PROGRAM

Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
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Adopted Mitigation Measures

noise, the contractor shall locate stationary equipment in pit areas or excavated areas, if feasible.

- Require the general contractor to use impact tools (e.g., jack hammers, pavement breakers, and rock drills) that are hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used, along with external noise jackets on the tools, which could reduce noise levels by as much as 10 dBA.
- Include noise control requirements in specifications provided to construction contractors. Such requirements could include, but not be limited to: performing all work in a manner that minimizes noise to the extent feasible; undertaking the noisiest activities during times of least disturbance to surrounding residents and occupants, as feasible; and selecting haul routes that avoid residential buildings inasmuch as such routes are otherwise feasible.
- Submit to the San Francisco Planning Department and Department of Building Inspection a list of measures to respond to and track complaints pertaining to construction noise. These measures

MONITORING AND REPORTING PROGRAM

Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
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Adopted Mitigation Measures

shall include: (1) a procedure and phone numbers for notifying the Department of Building Inspection, the Department of Public Health, and the Police Department (during regular construction hours and off-hours); (2) a sign posted on-site describing noise complaint procedures and a complaint hotline number that shall be answered at all times during construction; (3) designation of an on-site construction complaint and enforcement manager for the project; and (4) notification of neighboring residents and non-residential building managers within 300 feet of the project construction area at least 30 days in advance of extreme noise-generating activities (defined as activities generating noise levels of 90 dBA or greater) about the estimated duration of the activity.

Project Mitigation Measure 6 – Construction Emissions Minimization Plan for Health Risks and Hazards (Western SoMa PEIR Mitigation Measure M-AO-7). To reduce the potential health risk resulting from project construction activities, the project sponsor shall develop a Construction Emissions Minimization Plan for Health Risks and Hazards designed to reduce health risks from construction equipment to less-than-significant levels.

All requirements in the Construction Emissions Minimization Plan must be included in contract

Project sponsor,
contractor(s).

Prior to
issuance of a
permit specified
in Section
106A.3.2.6 of
the Francisco
Building Code.

Project Sponsor; contractor;
certified mechanic; Planning
Department.

Considered
complete upon
Environmental
Planning Air
Quality
Specialist review
and acceptance
of Construction
Minimization
Plan.

MONITORING AND REPORTING PROGRAM

Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
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Adopted Mitigation Measures

specifications. The Construction Emissions Minimization Plan shall detail compliance with the following:

A. *Construction Emissions Minimization Plan.* Prior to issuance of a construction permit, the project sponsor shall submit a Construction Emissions Minimization Plan (Plan) to the ERO for review and approval by an Environmental Planning Air Quality Specialist. The Plan shall detail project compliance with the following requirements:

1. All off-road equipment greater than 25 horsepower (hp) and operating for more than 20 total hours over the entire duration of construction activities shall meet the following requirements:

a) Where access to alternative sources of power are available, portable diesel engines shall be prohibited;

b) All off-road equipment shall have:

i. Engines that meet or exceed either United States Environmental Protection Agency or California Air Resources Board (ARB) Tier 2 off-road emission standards, *and*

ii. Engines that are retrofitted with an ARB Level 3 Verified Diesel Emissions Control Strategy (VDECS).¹

c) Exceptions:

¹ Equipment with engines meeting Tier 4 Interim or Tier 4 Final emission standards automatically meet this requirement, therefore a VDECS would not be required.

MONITORING AND REPORTING PROGRAM

Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
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Adopted Mitigation Measures

- i. Exceptions to A(1)(a) *may* be granted if the project sponsor has submitted information providing evidence to the satisfaction of the ERO that an alternative source of power is limited or infeasible at the project site and that the requirements of this exception provision apply. Under this circumstance, the sponsor shall submit documentation of compliance with A(1)(b) for onsite power generation.
- ii. Exceptions to A(1)(b)(ii) *may* be granted if the project sponsor has submitted information providing evidence to the satisfaction of the ERO that a particular piece of off-road equipment with an ARB Level 3 VDECS is: (1) technically not feasible, (2) would not produce desired emissions reductions due to expected operating modes, (3) installing the control device would create a safety hazard or impaired visibility for the operator, or (4) there is a compelling emergency need to use off-road equipment that are not retrofitted with an ARB Level 3 VDECS and the sponsor has submitted documentation

MONITORING AND REPORTING PROGRAM

Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
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Adopted Mitigation Measures

to the ERO that the requirements of this exception provision apply. If granted an exception to A(1)(b)(ii), the project sponsor must comply with the requirements of A(1)(c)(iii).

- iii. If an exception is granted pursuant to A(1)(c)(ii), the project sponsor shall provide the next cleanest piece of off-road equipment as provided by the step down schedules in Table A1 below.

TABLE A1
OFF-ROAD EQUIPMENT COMPLIANCE STEP DOWN
SCHEDULE*

Compliance Alternative	Engine Emission Standard	Emissions Control
1	Tier 2	ARB Level 2 VDECS
2	Tier 2	ARB Level 1 VDECS
3	Tier 2	Alternative Fuel*

*How to use the table. If the requirements of (A)(1)(b) cannot be met, then the project sponsor would need to meet Compliance Alternative 1. Should the project sponsor not be able to supply off-road equipment meeting Compliance Alternative 1, then Compliance Alternative 2 would need to be met. Should the project sponsor not be able to supply off-road equipment meeting Compliance Alternative 2, then Compliance Alternative 3 would need to be met.

**Alternative fuels are not a VDECS

MONITORING AND REPORTING PROGRAM

Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
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Adopted Mitigation Measures

The project sponsor shall require the idling time for off-road and on-road equipment be limited to no more than two minutes, except as provided in exceptions to the applicable state regulations regarding idling for off-road and on-road equipment. Legible and visible signs shall be posted in multiple languages (English, Spanish, Chinese) in designated queuing areas and at the construction site to remind operators of the two minute idling limit.

2. The project sponsor shall require that construction operators properly maintain and tune equipment in accordance with manufacturer specifications.

3. The Plan shall include estimates of the construction timeline by phase with a description of each piece of off-road equipment required for every construction phase. Off-road equipment descriptions and information may include, but is not limited to: equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (Tier rating), horsepower, engine serial number, and expected fuel usage and hours of operation. For VDECS installed: technology type, serial number, make, model, manufacturer, ARB verification number level,

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Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
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Adopted Mitigation Measures

and installation date and hour meter reading on installation date. For off-road equipment using alternative fuels, reporting shall indicate the type of alternative fuel being used.

4. The Plan shall be kept on-site and available for review by any persons requesting it and a legible sign shall be posted at the perimeter of the construction site indicating to the public the basic requirements of the Plan and a way to request a copy of the Plan. The project sponsor shall provide copies of Plan to members of the public as requested.

Reporting. Monthly reports shall be submitted to the ERO indicating the construction phase and off-road equipment information used during each phase including the information required in A(4). In addition, for off-road equipment using alternative fuels, reporting shall include actual amount of alternative fuel used.

Within six months of the completion of construction activities, the project sponsor shall submit to the ERO a final report summarizing construction activities. The final report shall indicate the start and end dates and duration of each construction phase. For each phase, the report shall include detailed information required in A(4). In addition, for off-road equipment using alternative fuels, reporting shall include actual amount of alternative fuel used.

Certification Statement and On-site Requirements. Prior to

MONITORING AND REPORTING PROGRAM

Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
Project Sponsor.	Within six months following completion of construction activities.	Project Sponsor, Planning Department.	Considered complete upon Air Quality specialist review and acceptance of Final Report.
Project sponsor; qualified biologist; CDFG; USFWS.	Prior to issuance of building permits.	Project sponsor; qualified biologist; CDFG; USFWS.	Prior to issuance of demolition or building permits.

Adopted Mitigation Measures

the commencement of construction activities, the project sponsor must certify (1) compliance with the Plan, and (2) all applicable requirements of the Plan have been incorporated into contract specifications.

Project Mitigation Measure 7 – Pre-Construction Special-Status Bird Surveys (Western SoMa PEIR Mitigation Measure M-BI-1a). Pre-construction special-status bird surveys shall be conducted by a qualified biologist between February 1 and August 15 if tree removal or building demolition is scheduled to take place during that period. If bird species protected under the Migratory Bird Treaty Act or the California Fish and Game Code are found to be nesting in or near any work area, an appropriate no-work buffer zone (e.g., 100 feet for songbirds) shall be designated by the biologist. Depending on the species involved, input from the California Department of Fish and Game (CDFG) and/or United States Fish and Wildlife Service (USFWS) may be warranted. As recommended by the biologist, no activities shall be conducted within the no-work buffer zone that could disrupt bird breeding. Outside of the breeding season (August 16 – January 31), or after young birds have fledged, as determined by the biologist, work activities may proceed. Special-status birds that establish nests during the construction period are considered habituated to such activity and no buffer shall be required, except as needed to avoid direct destruction of the nest, which

MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
would still be prohibited.				
Project Mitigation Measure 8 – Pre-Construction Special-Status Bat Surveys (Western SoMa PEIR Mitigation Measure M-BI-1b). Prior to building demolition, a pre-construction special-status bat survey by a qualified bat biologist shall be conducted. If active day or night roosts are found, the bat biologist shall take actions to make such roosts unsuitable habitat prior building demolition. A no disturbance buffer shall be created around active bat roosts being used for maternity or hibernation purposes at a distance to be determined in consultation with the CDFG. Bat roosts initiated during construction are presumed to be unaffected, and no buffer would be necessary.	Project sponsor; qualified biologist; CDFG; USFWS.	Prior to issuance of demolition or building permits.	Project sponsor; qualified biologist; CDFG.	Prior to issuance of demolition or building permits.
Project Mitigation Measure 9 – Hazardous Building Materials Abatement (Western SoMa PEIR Mitigation Measure M-HZ-2). The project sponsor shall ensure that any equipment containing polychlorinated biphenyls (PCBs) or mercury, such as fluorescent light ballasts, are removed and properly disposed of according to applicable federal, state, and local laws prior to the start of demolition, and that any fluorescent light tube fixtures, which could contain mercury, shall be removed intact and properly disposed of. Any other hazardous materials identified, either before or during work, shall be abated according to applicable federal, state, and local laws.	Project sponsor.	Prior to any demolition or construction activities.	Project sponsor; Planning Department.	Prior to any demolition or construction activities.



SAN FRANCISCO PLANNING DEPARTMENT

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2920 Franklin Street		0498/020	
Case No.	Permit No.	Plans Dated	
2014-000550ENV		2/25/15	
☐ Addition/ Alteration	☒ Demolition (requires HRER if over 45 years old)	☒ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			
Demolition of a 1922 single-family residence to be replaced by a four-story, two-unit residential building.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☒	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☒	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archaeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☒	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☒	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	
Enrolled in DPH Maher program. Project will follow recommendations of 11/15/14 Gruen geotechnical report and 6/22/15 FHA noise report.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8 Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9 Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
☒	10 Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: 5/22/2015 (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Justin Greiving	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name:		Signature:
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		Jean Poling Digitally signed by Jean Poling DN: cn=jean, o=sfgov, c=us, email=jean.poling@sfgov.org, ou=CityPlanning, ou=Environmental Planning, cn=Jean Poling, email=jean.poling@sfgov.org Date: 2015.06.26 17:17:15 -07'00
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In addition, with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Preservation Team Meeting Date: _____ Date of Form Completion: 5/21/2015

PROJECT INFORMATION:		
Planner:	Address:	
Justin Greving	2920 Franklin Street	
Block/Lot:	Cross Streets:	
0498/020	Lombard and Chestnut streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014-000550ENV

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☐ Alteration
		☒ Demo/New Construction	

DATE OF PLANS UNDER REVIEW: 02/25/2015

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation prepared by William Kostura (dated December 2014)	
Proposed Project: Demolition of a 1922 single-family residence to be replaced by a four-story, two-unit residential building.	

PRESERVATION TEAM REVIEW:			
Historic Resource Present		☐ Yes	☒ No *
		☐ N/A	
Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No
Period of Significance:	n/a	Period of Significance:	n/a
		☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Historic Resource Evaluation prepared by William Kostura (dated December, 2014) and information found in the Planning Department files, the subject property at 2920 Franklin Street contains a single-story over garage wood-frame single-family residence constructed in 1922 (source: building permit). The building was one of three identical speculative developments designed by August Headman for the Estate of P. Micheletti. The stuccoed primary façade is minimally detailed and features two prominent bay windows and a decorative parapet. The first owners and occupants were Basilio and Asunta Lippi, who lived in the house until 1950. Basilio worked as a waiter, cook, and later co-owner of the Italian restaurant, Fior D'Italia. Although the only known permitted exterior alterations to the building include roof replacement (1995), visual inspection reveals that the original windows have been replaced with aluminum windows and a security gate has been installed at the entryway.

No known historic events occurred at the subject property (Criterion 1). As one of three properties developed by P. Micheletti, the subject property was not part of a large speculative development in the Marina after closure of the PPIE. None of the owners or occupants have been identified as important to history (Criterion 2). While Lippi is associated with Fior D'Italia, a well known San Francisco restaurant, he did not play an important role in the restaurant's history. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. With its ornamental parapet, and arched tunnel entryway, 2920 Franklin is a minimally detailed building that has architectural elements typical of speculative development projects from the 1920s. August Headman has been recognized as an important local architect who was a founding member of the San Francisco Architecture Club and designed a number of mansions in San Francisco for wealthy clientele. In comparison with some of Headman's other designs, the subject property is not representative or the best example of his work.

The subject property is not located within the boundaries of any identified historic district. 2920 Franklin is located in the Marina district on a block consisting of single- and multi-family residences developed almost entirely during the 1920s. While there is some consistency in architectural character, this is not unique as most of the Marina was developed during the 1920s. If there is a district identified in the future in relation to the post-PPIE development, it would likely not include this block as it was just outside of the redevelopment area.

Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	5/22/2015



03 - FRANKLIN STREET FRONT



SAN FRANCISCO PLANNING DEPARTMENT

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
202 Teddy Avenue (aka 468-488 Rutland Street)		6209/052	
Case No.	Permit No.	Plans Dated	
2015-006747ENV	201505134191, 190, 189, 184	4/16/15	
☐ Addition/ Alteration	☒ Demolition (requires HRER if over 45 years old)	☒ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Demolish single-family residence subdivide into three lots, and construct 3 new single-family residences			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☒	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR dated 6/29/2015
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☐	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Stephanie Cisneros	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☐	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Stephanie Cisneros	Signature: Stephanie Cisneros
	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Digitally signed by Stephanie Cisneros DN: cn=org, cn=sfgov, cn=cityplanning, cn=Stephanie Cisneros, email=Stephanie.Cisneros@sfgov.org Date: 2015.06.29 17:17:54 -0700
Once signed, stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. An appeal with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Preservation Team Meeting Date: _____ Date of Form Completion 6/19/2015

PROJECT INFORMATION:

Planner:	Address:	
Stephanie Cisneros	202 Teddy Avenue (aka 468, 478, 488 Rutland Street)	
Block/Lot:	Cross Streets:	
6209/052	Campbell Avenue and Arleta Avenue	
CEQA Category:	Art. 10/11:	BPA/Case No.:
A	n/a	

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PURPOSE OF REVIEW:

PROJECT DESCRIPTION:

☒ CEQA ☐ Article 10/11 ☐ Preliminary/PIC ☐ Alteration ☒ Demo/New Construction

DATE OF PLANS UNDER REVIEW:

PROJECT ISSUES:

☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation prepared by Ver Planck Historic Preservation Consulting (dated February 2015).	
Proposed Project: Demolish single-family residence subdivide into three lots, and construct 3 new single-family residences.	

PRESERVATION TEAM REVIEW:

Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:		Period of Significance:		
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Historic Resource Evaluation prepared by Ver Planck Historic Preservation Consulting (dated February 2015) and information found in the Planning Department files, the subject property at 202 Teddy Avenue (aka 468, 478, 488 Rutland Street) contains a one-story wood-frame single-family home constructed in 1908 by an unknown architect/builder (source: property sale ledger). The original owners of 202 Teddy Avenue were Andrew and Leila Elam. There is no original building permit for the property and the construction date and original owners' names were determined from the earliest sales ledgers for the property from the Assessor-Recorder's Office. The single-family home is constructed in a vernacular architectural style. The property is composed of an original gable-roofed cottage and at least three unpermitted additions against the primary facade likely constructed between 1913 and 1938. No permits for these additions were found.

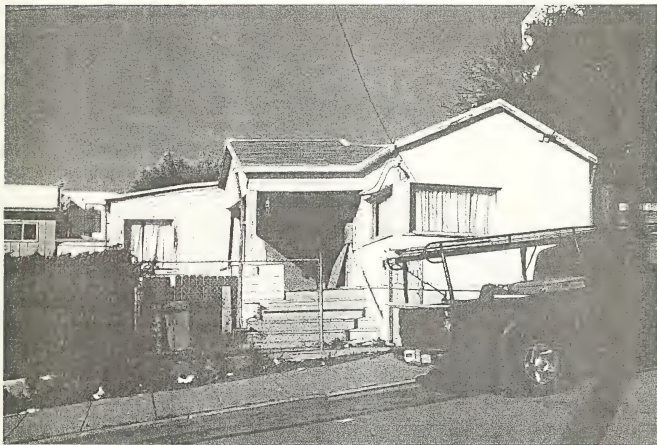
The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Visitacion Valley neighborhood on a block that exhibits a number of styles and construction dates ranging from the early 1910s to the 1960s. No known historic events occurred at the subject property (Criterion 1). The subject property is not associated with any significant historical events. The property has also been assessed and was not found to be a potential earthquake shack. None of the owners or occupants have been identified as important to history (Criterion 2). The building is of no significant architectural style and has been significantly altered and added to in such a way that strays far from the original appearance of the building. The subject property is not qualified for individual listing in the California Register under Criterion 3.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	6-29-2015

HISTORIC RESOURCE EVALUATION

202 Teddy Avenue
San Francisco, California



February 2015

Prepared by



VerPlanck

HISTORIC PRESERVATION CONSULTING



SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

JUL 23 2015

CEQA Categorical Exemption Determination

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PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
15 Roscoe Street		5807/018
Case No.	Permit No.	Plans Dated
2014-000461ENV	201309267883	02/06/2014
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction ☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval.		
Third floor addition and alterations to second floor.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

Revised April 15, 2019
By: [Name] (Title)
For: [Name] (Title)
Date: 04/15/19

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form dated June 29, 2015
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Stephanie Cisneros Digitally signed by Stephanie Cisneros DN: cn=Stephanie Cisneros, o=City of San Francisco, ou=City Planning, email=Stephanie.Cisneros@sf.gov, c=US	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Stephanie Cisneros	Signature: Stephanie Cisneros Digitally signed by Stephanie Cisneros DN: cn=Stephanie Cisneros, o=City of San Francisco, ou=City Planning, email=Stephanie.Cisneros@sf.gov, c=US
	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Once signed and stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	6/23/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Stephanie Cisneros	15 Roscoe Street	
Block/Lot:	Cross Streets:	
5807-018	Crescent Avenue and Benton Avenue	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		2014-000461ENV

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration
		☐ Demo/New Construction	

DATE OF PLANS UNDER REVIEW:	8/5/2013
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PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information for Historic Resource Determination prepared by Jessica Aviles (dated August 21, 2013).	
Proposed Project: Third floor addition and alterations to second floor.	

PRESERVATION TEAM REVIEW:			
Historic Resource Present		☐ Yes	☒ No *
		☐ N/A	
Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No
Period of Significance:		Period of Significance:	
		☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by Jessica Aviles (dated August 21, 2013) and information found in the Planning Department files, the subject property at 15 Roscoe Street contains a two-story wood-frame single-family home constructed by an unknown architect/builder in the vernacular architectural style. The Supplemental Information for Historic Resource Determination lists a construction date of 1900, although the building was likely constructed earlier (source: 1905 Sanborn Map). No building permits or other documentation identifying an original construction date earlier than 1900 were found. Known exterior alterations to the property include a new foundation and partial lower level conversion to living area (2012), installation of wrought iron security bars on window and door at entry (2014), complete remodel of second floor (2014), and new footing under pantry (2014). Upon visual inspection, it appears that there has also been an addition to the rear that may have taken and the windows on the primary facade may have been replaced.

No known historic events occurred at the subject property (Criterion 1). No evidence has been uncovered that indicates the building is associated with any significant historical events. None of the owners or occupants have been identified as important to history (Criterion 2). The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Bernal Heights neighborhood on a block that exhibits a number of similar styled buildings, nearly all of which have been substantially altered from their original appearance. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings and does not appear to qualify as a historic district under Criterion 3 (design).

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Smada</i>	6-29-2015





SAN FRANCISCO PLANNING DEPARTMENT

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1138 Rhode Island St.		4158/022	
Case No.	Permit No.	Plans Dated	
2015-001802ENV	201502118073	1/29/15	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. INTERIOR REMODEL, WIDENING REAR POP-OUT ROOM, ADD STAIR PENTHOUSE, ROOF DECK, PENTHOUSE RM/BATHROOM, CLERESTORY ABOVE DINING RM, UPGRADE FOUNDATION, ALTER FACADE & REPLACE ALL WINDOWS W/ DUAL GLAZED WOOD CLAD WINDOWS.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archaeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

San Francisco Planning Department
1500 Market Street, Suite 1000
San Francisco, CA 94102
Tel: 415.376.2000
Fax: 415.376.2001

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Facade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8 Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9 Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10 Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form dated 6/23/2015
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Stephanie Cisneros	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Stephanie Cisneros		Signature: Stephanie Cisneros
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		Digitally signed by Stephanie Cisneros DN: cn=Stephanie Cisneros, o=City of San Francisco, ou=City Planning, email=Stephanie.Cisneros@sf.gov, c=US Date: 2015.06.23 16:51:32 -0700
Once signed and stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
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CA 94103-2479

Reception:
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Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	6/23/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Stephanie Cisneros	1138 Rhode Island Street	
Block/Lot:	Cross Streets:	
4158/022	22nd Street and 23rd Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	1/29/15
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PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information for Historic Resource Determination prepared by Occidental Express General Contractors and Consultants (dated June 1, 2015).	
Proposed Project: Interior remodel, widening rear pop-out room, add stair penthouse, roof deck, penthouse rm/bathroom, clerestory above dining rm, upgrade foundation, alter facade & replace all windows w/ dual glazed wood clad windows.	

PRESERVATION TEAM REVIEW:			
Historic Resource Present		☐ Yes	☒ No *
		☐ N/A	
Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No
Period of Significance:		Period of Significance:	
		☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☐ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

the According to the Supplemental Information for Historic Resource Determination prepared by Occidental Express General Contractors and Consultants (dated June 1, 2015) and information found in the Planning Department files, the subject property at 1138 Rhode Island Street contains a one-story over garage wood-frame single-family residence constructed in 1927 by Ean Grace (source: building permit). The subject property is modest Marina style residence with minimal detail and a flat roof trimmed with decorative Spanish tile. There is no indication that Ean Grace lived in the property, although the original owner and occupants are listed as Edward F. Grace and his wife Hattie, who may have been related Ean Grace. The Grace's owned the property until 1928, when Pilade Cecchetti purchased the property. Known exterior alterations to the property include the addition of a sunroom to the rear of the property (1958) and reroofing (1991). Visual inspection reveals that the garage door was replaced.

No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject property was inhabited by a number of different residents with working class backgrounds. 1138 Rhode Island is a minimally detailed Marina designed building that is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Potrero Hill neighborhood on a block containing various styles, many of which have experienced a number of alterations. Given the substantial alterations to the majority of buildings, the subject block does not represent a cohesive collection of architecturally distinct buildings or singular pattern of construction.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	6.29.2015





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2014.0666E
Project Address: 241 10th Street
Zoning: RCD (Regional Commercial District) Use District
Western SoMa Special Use District
55-X Height and Bulk District
Block/Lot: 3518/020, 3518/038
Lot Size: 9,000 square feet
Project Sponsor: Nick Cramner, JS Sullivan Development, (415) 501-0931
Staff Contact: Don Lewis - (415) 575-9168
don.lewis@sfgov.org

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PROJECT DESCRIPTION

The project site consists of two adjacent lots located on the east side of 10th Street between Folsom and Howard streets in the South of Market neighborhood. Lot 20 is occupied by a 25-foot-tall, two-story, industrial building approximately 5,000 square feet in size with approximately 16 parking spaces located within the building. Lot 38 is occupied by a surface parking lot with eight spaces, an approximately 350-square-foot shed, and a billboard. The existing building was constructed in 1921, and the current use of the project site is a car-rental facility ("Hertz"). The proposed project involves the demolition of the existing structures, and construction of a 55-foot-tall (65-foot-tall with elevator penthouse), five-story, mixed-use building approximately 34,900 square feet in size. The proposed building would include 28 residential units and 1,900 square feet of ground-floor commercial use. The proposed mix of units would be 16 one-bedroom units and 12 two-bedroom units. The proposed building would include 17 parking

(Continued on next page.)

EXEMPT STATUS

Exempt per Section 15183 of the California Environmental Quality Act (CEQA) Guidelines and California Public Resources Code Section 21083.3.

DETERMINATION

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

SARAH B. JONES

Environmental Review Officer

Date

June 30, 2015

cc: Nick Cramner, Project Sponsor
Chris Townes, Current Planner
Supervisor Jane Kim, District 6

Virna Byrd, M.D.F.
Exclusion/Exemption Dist. List
Historic Preservation Dist. List

PROJECT DESCRIPTION (continued)

spaces and 30 Class 1 bicycle spaces at the ground-floor level. Pedestrian, vehicular, and bicycle access would be from 10th Street. The proposed project would include 2,250 square feet of common open space at the 2nd floor podium and an additional 1,550 square feet of common open space on the roof deck. During the approximately 16-month construction period, the proposed project would require up to approximately five feet of excavation below ground surface for the proposed mat slab building foundation and 1,110 cubic yards of soil disturbance. The proposed project would remove the two existing curb cuts and create a new curb cut along 10th Street. The proposed project would also include five new street trees. The project site is located within the Western SoMa Light Industrial and Residential Historic District and within the Western SoMa Community Plan area.

PROJECT APPROVAL

The proposed project at 241 10th Street would require the following approvals:

Actions by the Planning Department

- The proposed project would require a Variance from the Zoning Administrator for bay window projections/obstructions per Planning Code Section 136.

Actions by other Departments

- Approval of a Site Mitigation Plan from the San Francisco Department of Public Health prior to the commencement of any excavation work.
- Approval of Building Permits from the San Francisco Department of Building Inspection for demolition and new construction.

The approval of the Building Permit would be the Approval Action for the project. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

COMMUNITY PLAN EXEMPTION OVERVIEW

California Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 provide an exemption from environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that: a) are peculiar to the project or parcel on which the project would be located; b) were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent; c) are potentially significant off-site and cumulative impacts that were not discussed in the underlying EIR; or d) are previously identified in the EIR, but which, as a result of substantial new information that was not known at the time that the EIR was certified, are determined to have a more severe adverse impact than that discussed in the underlying EIR. Section 15183(c) specifies that if an impact is not peculiar to the parcel or to the proposed project, then an EIR need not be prepared for the project solely on the basis of that impact.

This determination evaluates the potential project-specific environmental effects of the 241 10th Street project described above, and incorporates by reference information contained in the Programmatic EIR for the Western SoMa Community Plan, Rezoning of Adjacent Parcels, and 350 Eighth Street Project (Western SoMa PEIR).¹ Project-specific studies were prepared for the proposed project to determine if the project would result in any significant environmental impacts that were not identified in the Western SoMa PEIR.

The Western SoMa PEIR included analyses of the following environmental issues: land use; aesthetics; population and housing; cultural and paleontological resources; transportation and circulation; noise and vibration; air quality; greenhouse gas emissions; wind and shadow; recreation; public services, utilities, and service systems; geological resources; geology and soils; hydrology and water quality; hazards and hazardous materials; mineral and energy resources; and agricultural and forest resources.

As a result of the Western SoMa Community Plan, the project site was rezoned from SLR (Service/Light Industrial/Residential District) to RCD (Regional Commercial District) and the height and bulk district changed from 50-X to 55-X. The RCD permits residential dwelling units without specific density limitations, allowing physical controls such as height, bulk, and setbacks to control dwelling unit density. The RCD also permits non-residential uses up to 25,000 gross square feet per lot.

Individual projects that could occur in the future under the Western SoMa Community Plan will undergo project-level environmental evaluation to determine if they would result in further impacts specific to the development proposal, the site, and the time of development and to assess whether additional environmental review would be required. This determination concludes that the proposed project at 241 10th Street is consistent with and was encompassed within the analysis in the Western SoMa PEIR. This determination also finds that the Western SoMa PEIR adequately anticipated and described the impacts of the proposed 241 10th Street project, and identified the mitigation measures applicable to the project. The proposed project is also consistent with the zoning controls and the provisions of the Planning Code applicable to the project site.^{2,3} Therefore, no further CEQA evaluation for the 241 10th Street project is required. In sum, the Western SoMa PEIR and this Certificate of Exemption for the proposed project comprise the full and complete CEQA evaluation necessary for the proposed project.

PROJECT SETTING

The project site is situated on flat terrain on the east side of 10th Street between Folsom and Howard streets in the South of Market neighborhood. The existing two-story industrial building on the project site was constructed in 1921 as an automotive repair shop. The property immediately adjacent to the south of the project site at 255 10th Street is a two-story auto repair building that was constructed in 1932 in the Art Deco architectural style. The property immediately adjacent to the north of the project site is a 17-space surface parking lot that is used by the Kelly Paper Store business and contains an approximately 30-foot-tall billboard structure. The properties immediately to the rear (east) of the project site, which front on

¹ San Francisco Planning Department, Western SoMa Community Plan, Rezoning of Adjacent Parcels, and 350 Eighth Street Project Final Environmental Impact Report (PEIR), Planning Department Case Nos. 2008.0877E and 2007.1035E, State Clearinghouse No. 2009082031, certified December 6, 2012. Available online at: <http://www.sf-planning.org/index.aspx?page=1893>, accessed May 28, 2015.

² Adam Varat, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Citywide Planning Analysis, 241 10th Street, April 2, 2015. This document, and other cited documents, are available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400 as part of Case File No. 2014.0666E.

³ Jeff Joslin, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Current Planning Analysis, 241 10th Street, March 20, 2015.

Dore Street, are a five-story, 42-unit, residential building (constructed in 2007) at 30 Dore Street and a one-story commercial building (constructed in 1986) at 42-44 Dore Street. To the south of the project site along 10th Street is the Bishop Swing Community House which is a five-story, 135-unit, affordable residential building (constructed in 2009) which fronts on 10th, Folsom, and Dore streets, and a three-story office building (constructed in 1906) which is being used as a residential care facility (St. Anthony Foundation). To the east of the project site is the Folsom and Dore Apartment building at 75 Dore Street which is five stories tall with 98 affordable housing units (constructed in 2005). Across 10th Street to the west of the project site is St. Joseph's Catholic Church, a San Francisco designated Landmark (#120), that was constructed in 1913 in the Neo-Romanesque architectural style. The church has been vacant since it was damaged by the Loma Prieta Earthquake in 1989; however, there is a proposed project that involves the change of use from church to office and retail use (DBI Building Permit No. 201501216288). The Presidio Knolls School, which is also located across 10th Street, is a preschool and elementary Mandarin immersion school that includes a total of five buildings. There is a proposed project (Case 2014.0831E) that would improve its existing campus by replacing 2 two-story buildings and a single-story garage with 2 three-story buildings and 1 one-story building.

The surrounding area around the project site is characterized by a variety of uses, including light-industrial (primarily auto repair services), commercial, residential, and institutional uses (school and social services). Tenth Street is a one-way, southbound roadway with four lanes and parking on both sides of the street. The project site is served by the 12-Folsom Muni line which runs along Folsom Street with the nearest stop being approximately 700 feet from the project site. The project site is located within the Western SoMa Light Industrial and Residential Historic District. The surrounding parcels are either within the Regional Commercial District zoning district (along 10th Street), the Residential Enclave Mixed zoning district (along Dore Avenue), or the Folsom Street Neighborhood Commercial Transit zoning district (along Folsom Street). Height and bulk districts within a one block radius include 45-X, 55-X, and 65-X.

POTENTIAL ENVIRONMENTAL EFFECTS

The Western SoMa PEIR included analyses of environmental issues including: Land Use; Aesthetics, Population and Housing; Cultural and Paleontological Resources; Transportation and Circulation; Noise and Vibration; Air Quality; Greenhouse Gas Emissions; Wind and Shadow; recreation; Public Services, Utilities, and Service Systems; Biological Resources; Geology and Soils; Hydrology and Water Quality; Hazards and Hazardous Material; Mineral and Energy Resources; and Agriculture and Forest Resources. The proposed 241 10th Street project is in conformance with the height, use and density for the site described in the Western SoMa PEIR and would represent a small part of the growth that was forecast for the Western SoMa Community Plan. Thus, the project analyzed in the Western SoMa PEIR considered the incremental impacts of the proposed 241 10th Street project. As a result, the proposed project would not result in any new or substantially more severe impacts than were identified in the Western SoMa PEIR.

Significant and unavoidable impacts were identified in the Western SoMa PEIR for the following topics: historic resources, transportation and circulation, noise, air quality, and shadow. The project would demolish a contributor to a historic district; however, the removal of the contributing resource would not materially impact the surrounding historic district. The project sponsor has agreed to prepare Historic American Buildings Survey (HABS) level digital photographs and an accompanying HABS Historical Report as Project Improvement Measure L. Mitigation Measures M-CP-7a and -7b would ensure that the adjacent

off-site historic resource would not be impacted by the proposed project. Therefore, the project would not contribute to any historic resource impact. Traffic and transit ridership generated by the project would not considerably contribute to the traffic and transit impacts identified in the Western SoMa PEIR. Since the proposed project could generate excessive construction noise, Mitigation Measure M-NO-2a would ensure that project noise from construction activities is minimized to the maximum extent feasible. The proposed project is required to comply with the provisions of Health Code Article 38 and the Construction Dust Control Ordinance. In addition, implementation of Mitigation Measure M-AQ-7 would reduce construction-related air quality impacts by requiring a Construction Emissions Minimization Plan for Health Risks and Hazards. A shadow fan analysis was required for the proposed project because the proposed building height would be 55 feet tall (65-foot-tall with elevator penthouse). The analysis found that the project as proposed would not cast new shadows on Recreation and Parks Department parks or other public parks. The proposed project would shade nearby streets, sidewalks, and private property at times within the project vicinity, but at levels commonly expected in urban areas.

The Western SoMa PEIR identified feasible mitigation measures to address significant impacts related to cultural and paleontological resources, transportation and circulation, noise and vibration, air quality, wind, biological resources, and hazards and hazardous materials. **Table 1** below lists the mitigation measures identified in the Western SoMa PEIR and states whether the mitigation measure would apply to the proposed project.

Table 1 – Western SoMa PEIR Mitigation Measures

Mitigation Measure	Applicability	Compliance
D. Cultural and Paleontological Resources		
M-CP-1a: Documentation of a Historical Resource	Not Applicable: while the existing building proposed for demolition is a contributor to a historic district, the removal of the contributing resource would not result in a substantial adverse change in the significance of the eligible historic district	The project sponsor has agreed to prepare Historic American Buildings Survey (HABS)-level digital photographs and an accompanying HABS Historical Report as Project Improvement Measure 1.
M-CP-1b: Oral Histories	Not Applicable: demolition of the existing building would not warrant this mitigation measure	N/A
M-CP-1c: Interpretive Program	Not Applicable: demolition of the existing building would not warrant this mitigation measure	N/A
M-CP-4a: Project-Specific Preliminary Archeological Assessment (PAR)	Applicable: project would require excavation to a depth of approximately five feet below ground surface	The requirements of this mitigation measure have been complied with as part of this environmental review process.
M-CP-4b: Procedures for Accidental Discovery of	Applicable: based on the results of the PAR, this mitigation measure	The project sponsor has agreed to implement the Planning

Mitigation Measure	Applicability	Compliance
Archeological Resources	would be required to avoid any potential adverse archeological effect.	Department's Standard Mitigation Measure #1 (Accidental Discovery).
M-CP-7a: Protect Historical Resources from Adjacent Construction Activities	Applicable: new construction would be adjacent to a historic resource	The project sponsor has agreed to use all feasible means to avoid damage to the adjacent historic resource.
M-CP-7b: Construction Monitoring Program for Historical Resources	Applicable: new construction would be adjacent to a historic resource	The project sponsor has agreed to undertake a monitoring plan to minimize damage to the adjacent historic resource and to ensure that any damage is documented and repaired.
E. Transportation and Circulation		
M-TR-1c: Traffic Signal Optimization (8 th /Harrison/I-80 WB off-ramp)	Not Applicable: plan level mitigation by SFMTA	N/A
M-TR-4: Provision of New Loading Spaces on Folsom Street	Not Applicable: project would not remove loading spaces along Folsom Street	N/A
M-C-TR-2: Impose Development Impact Fees to Offset Transit Impacts	Not Applicable: transit ridership generated by project would not considerably contribute to impact.	N/A
F. Noise and Vibration		
M-NO-1a: Interior Noise Levels for Residential Uses	Applicable: residential uses where street noise exceeds 60 dBA completed.	The project sponsor has conducted and submitted a detailed analysis of noise reduction requirements.
M-NO-1b: Siting of Noise-Sensitive Uses	Applicable: project includes noise-sensitive uses	The project sponsor has conducted and submitted a detailed analysis of noise reduction requirements.
M-NO-1c: Siting of Noise-Generating Uses	Not Applicable: project is not proposing a noise-generating use	N/A
M-NO-1d: Open Space in Noisy Environments	Applicable: project includes open space in a noisy environment	The project sponsor provided an environmental noise report that demonstrates that the proposed open space is adequately protected from the existing

Mitigation Measure	Applicability	Compliance
		ambient noise levels.
M-NO-2a: General Construction Noise Control Measures	Applicable: project proposes new construction that could generate excessive construction noise	The project sponsor has agreed to develop and implement a set of noise attenuation measures during construction.
M-NO-2b: Noise Control Measures During Pile Driving	Not Applicable: project does not include pile-driving activities	N/A
G. Air Quality		
M-AQ-2: Transportation Demand Management Strategies for Future Development Projects	Not Applicable: project would not generate more than 3,500 daily vehicle trips	N/A
M-AQ-3: Reduction in Exposure to Toxic Air Contaminants for New Sensitive Receptors	Not Applicable: superseded by San Francisco Health Code Chapter 38 (Air Pollutant Exposure Zone)	N/A
M-AQ-4: Siting of Uses that Emit PM _{2.5} or other DPM and Other TACs	Not Applicable: proposed residential and retail uses would not generate substantial levels of TACs	N/A
M-AQ-6: Construction Emissions Minimization Plan for Criteria Air Pollutants	Not Applicable: project meets the screening criteria for construction criteria air pollutants.	N/A
M-AQ-7: Construction Emissions Minimization Plan for Health Risks and Hazards	Applicable: project includes construction in an area of poor air quality	The project sponsor has agreed to implement a Construction Emissions Minimization Plan for Health Risk and Hazards.
I. Wind and Shadow		
M-WS-1: Screening-Level Wind Analysis and Wind Testing	Not Applicable: project would not exceed 80 feet in height	N/A
L. Biological Resources		
M-BI-1a: Pre-Construction Special-Status Bird Surveys	Applicable: project includes building demolition	The project sponsor has agreed to conduct pre-construction special-status bird surveys by a qualified biologist between February 1 and August 15 if building demolition is scheduled to take place during that period.
M-BI-1b: Pre-Construction Special-Status Bat Surveys	Applicable: project includes building demolition	The project sponsor has agreed to conduct pre-construction special-status bat surveys by a

Mitigation Measure	Applicability	Compliance
		qualified bat biologist.
O. Hazards and Hazardous Materials		
M-HZ-2: Hazardous Building Materials Abatement	Applicable: project includes demolition of a pre-1970s building	The project sponsor has agreed to ensure that any equipment containing polychlorinated biphenyls (PCBs) or mercury, such as fluorescent light ballasts, are removed and properly disposed, and that any fluorescent light tube fixtures, which could contain mercury, are similarly removed intact and properly disposed of.
M-HZ-3: Site Assessment and Corrective Action	Not Applicable: superseded by San Francisco Health Code Article 22A (Maher Ordinance)	N/A

PUBLIC NOTICE AND COMMENT

A "Notification of Project Receiving Environmental Review" was mailed on February 24, 2015 to adjacent occupants and owners of properties within 300 feet of the project site. Overall, concerns and issues raised by the public in response to the notice were taken into consideration and incorporated in the environmental review as appropriate for CEQA analysis. Concerns raised by the public include construction-related dust, construction noise, and pedestrian safety.

As discussed in the Air Quality section of the attached CPE Checklist, the proposed project is required to comply with the Construction Dust Control Ordinance which addresses potential impacts to the public from fugitive dust generated during construction activities. In addition, the proposed project would require a Construction Emissions Minimization Plan for Health Risks and Hazards. As discussed in the Noise section of the attached CPE Checklist, the proposed project would require site-specific noise attenuation measures to reduce construction-related noise impacts and would be required to comply with the San Francisco Noise Ordinance. As discussed in the Transportation and Circulation section of the attached CPE Checklist, implementation of the proposed project would improve pedestrian circulation by reducing the number of curb cuts and parking spaces at the project site. Furthermore, the new pedestrian trips that would be generated by the proposed project could be accommodated on existing sidewalks and crosswalks adjacent to the project site. Although the proposed project would result in an increase in the number of vehicles in the vicinity of the project site, this increase would not be substantial enough to create potentially hazardous conditions for pedestrian or otherwise substantially interfere with pedestrian accessibility to the site and adjacent areas. In addition, the project site was not identified as being in a high injury corridor as defined by Vision Zero, which is the City's adopted road safety policy that aims for zero traffic deaths in San Francisco by 2024.

The proposed project would not result in significant adverse environmental impacts associated with the issues identified by the public beyond those identified in the Western SoMa PEIR.

CONCLUSION

As summarized above and further discussed in the CPE Checklist⁴:

1. The proposed project is consistent with the development density established for the project site in the Western SoMa Community Plan;
2. The proposed project would not result in effects on the environment that are peculiar to the project or the project site that were not identified as significant effects in the Western SoMa PEIR;
3. The proposed project would not result in potentially significant off-site or cumulative impacts that were not identified in the Western SoMa PEIR;
4. The proposed project would not result in significant effects, which, as a result of substantial new information that was not known at the time the Western SoMa PEIR was certified, would be more severe than were already analyzed and disclosed in the PEIR; and
5. The project sponsor will undertake feasible mitigation measures specified in the Western SoMa PEIR to mitigate project-related significant impacts.

Therefore, the proposed project is exempt from further environmental review pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183.

⁴ The CPE Checklist is available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, in Case File No. 2014.0666E.

EXHIBIT 1:
 MITIGATION MONITORING AND REPORTING PROGRAM -
 241 10TH STREET

Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
MC-C-4b: Procedures for Accidental Discovery of Archeological Resources. This mitigation measure is required to avoid any potential adverse effect on accidentally discovered buried or submerged historical resources as defined in <i>CEQA Guidelines</i> Section 15064.5(a)(c). The project sponsor shall distribute the Planning Department archeological resource "ALERT" sheet to the project prime contractor, to any project subcontractor (including demolition, excavation, grading, foundation, pile driving, etc. firms); and to utilities firms involved in soils-disturbing activities within the project site. Prior to any soils-disturbing activities being undertaken, each contractor is responsible for ensuring that the "ALERT" sheet is circulated to all field personnel, including machine operators, field crew, pile drivers, and supervisory personnel. The project sponsor shall provide the Environmental Review Officer (ERO) with a signed affidavit from the responsible parties (prime contractor, subcontractor(s), and utilities firms) to the ERO confirming that all field personnel have received copies of the "ALERT" sheet. Should any indication of an archeological resource be encountered during any soils-disturbing activity of the project, the project lead foreman and/or project sponsor shall immediately notify the ERO and shall immediately suspend any soils-disturbing activities in the vicinity of the discovery until the ERO has determined what additional measures should be undertaken. If the ERO determines that an archeological resource may be present within the project site, the project sponsor shall retain the services of an archeological consultant from the pool of qualified archeological consultants maintained by the Planning Department archeologist. The archeological consultant shall advise the ERO as to whether the discovery is an archeological resource, retains sufficient integrity, and is of potential scientific/historical/cultural significance. If an archeological resource is present, the archeological consultant shall identify and evaluate the archeological resource. The archeological consultant shall make a recommendation as to what action, if any, is warranted. Based on this information, the ERO may require, if warranted, specific additional measures to be implemented by the project sponsor. Measures might include preservation in situ of the archeological resource, an	Project sponsor, contractor, Planning Department's archeologist or qualified archaeological consultant, and Planning Department's Environmental Review Officer	Prior to issuance of any permit for soil-disturbing activities and during construction.	Project Sponsor, ERO, archeologist.	Considered complete upon ERO's approval of FARR.

MITIGATION MEASURES FOR 241 10th STREET (Continued)

Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
archaeological monitoring program or an archaeological testing program. If an archaeological monitoring program or an archaeological testing program is required, it shall be consistent with the Environmental Planning (EP) division guidelines for such programs. The ERO may also require that the project sponsor immediately implement a site security program if the archaeological resource is at risk from vandalism, looting, or other damaging actions. The project archaeological consultant shall submit a Final Archaeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archaeological resource and describes the archaeological and historical research methods employed in the archaeological monitoring/data recovery program(s) undertaken. Information that may put at risk any archaeological resource shall be provided in a separate removable insert within the final report. Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWSIC) shall receive one copy and the ERO shall receive a copy of the transmittal of the FARR to the NWSIC. The Environmental Planning Division of the Planning Department shall receive one bound copy, one unbound copy, and one unlocked, searchable PDF copy on a CD of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest or interpretive value, the ERO may require a different final report content, format, and distribution from that presented above.				

Project Title: 241 10th Street
 File No.: 2014.0666E
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MITIGATION MEASURES FOR 241 10TH STREET (Continued)

Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
M-CP-7a: Protect Historical Resources from Adjacent Construction Activities. The project sponsor of a development project in the Draft Plan Area and on the Adjacent Parcel shall consult with Planning Department environmental planning/preservation staff to determine whether adjacent or nearby buildings constitute historical resources that could be adversely affected by construction-generated vibration. For purposes of this measure, nearby historic buildings shall include those within 100 feet of a construction site if pile driving would be used in a subsequent development project; otherwise, it shall include historic buildings within 25 feet if heavy equipment would be used on the subsequent development project. (No measures need be applied if no heavy equipment would be employed.) If one or more historical resources is identified that could be adversely affected, the project sponsor shall incorporate into construction specifications for the proposed project a requirement that the construction contractor(s) use all feasible means to avoid damage to adjacent and nearby historic buildings. Such methods may include maintaining a safe distance between the construction site and the historic buildings (as identified by the Planning Department preservation staff), using construction techniques that reduce vibration, appropriate excavation shoring methods to prevent movement of adjacent structures, and providing adequate security to minimize risks of vandalism and fire.	Project sponsor; contractor; and Planning Department's Environmental Review Officer	Prior to any demolition or construction activities.	Project Sponsor; contractor.	Considered complete upon ERO's approval of construction specifications.

MITIGATION MEASURES FOR 241 10th STREET (Continued)

Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
M-CH-7b: Construction Monitoring Program for Historical Resources. The project sponsor shall undertake a monitoring program to minimize damage to adjacent historic buildings and to ensure that any such damage is documented and repaired. The monitoring program, which shall apply within 100 feet where pile driving would be used and within 25 feet otherwise, shall include the following components. Prior to the start of any ground-disturbing activity, the project sponsor shall engage a historic architect or qualified historic preservation professional to undertake a pre-construction survey of historical resource(s) identified by the Planning Department within 125 feet of planned construction to document and photo-graph fire buildings' existing conditions. Based on the construction and condition of the resource(s), the consultant shall also establish a maximum vibration level that shall not be exceeded at each building, based on existing condition, character-defining features, soils conditions, and anticipated construction practices (a common standard is 0.2 inch per second, peak particle velocity). To ensure that vibration levels do not exceed the established standard, the project sponsor shall monitor vibration levels at each structure and shall prohibit vibratory construction activities that generate vibration levels in excess of the standard. Should vibration levels be observed in excess of the standard, construction shall be halted and alternative techniques put in practice, to the extent feasible. The consultant shall conduct regular periodic inspections of each building during ground-disturbing activity on the project site. Should damage to either building occur, the building(s) shall be remediated to its pre-construction condition at the conclusion of ground-disturbing activity on the site.	Project sponsor, contractor, and qualified historic preservation professional, and Planning Department's Environmental Review Officer.	Prior to the start of demolition, earth moving, or construction activity proximate to a designated historical resource.	Planning Department's Preservation Technical Specialist shall review and approve construction monitoring program.	Consolidated completion report submitted to LRO of post-construction report on construction monitoring program and effects, if any, on proximately historical resources.
M-NO-1a: Interior Noise Levels for Residential Uses. For new development including noise-sensitive uses located along streets with noise levels above 60 dBA (Ldn), where such development is not already subject to the California Noise Insulation Standards in Title 24 of the	Project sponsor	Analysis to be completed during environmental review of subsequent projects	Planning Department and Department of Building Inspection.	Considered complete upon approval of final construction plan

Project Title: 241 10th Street
 File No.: 2014.0666E
 Motion No:

MITIGATION MEASURES FOR 241 10TH STREET (Continued)

Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
California Code of Regulations, the project sponsor of future individual developments within the Project Area shall conduct a detailed analysis of noise reduction requirements prior to completion of environmental review. Such analysis shall be conducted by person(s) qualified in acoustical analysis and/or engineering. Noise insulation features identified and recommended by the analysis shall be included in the design, as specified in the <i>San Francisco General Plan</i> Land Use Compatibility Guidelines for Community Noise to reduce potential interior noise levels to the maximum extent feasible. Additional noise attenuation features may need to be incorporated into the building design where noise levels exceed 70 dBA (Ldn) to ensure that acceptable interior noise levels can be achieved.		in the Project Area; architect to incorporate findings of noise study into building plans prior to issuance of final building permit and certificate of occupancy.		set.

MITIGATION MEASURES FOR 241 10TH STREET (Continued)

Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
M-NO-1b: Siting of Noise-Sensitive Uses. To reduce potential conflicts between existing noise-generating uses and new sensitive receptors for new residential development and development that includes other noise-sensitive uses (primarily residences, and also including schools and child care facilities and recreation facilities and the like), the San Francisco Planning Department shall require the preparation of an analysis that includes, at a minimum, a site survey to identify potential noise-generating uses within 900 feet of, and that have a direct line-of-sight to, the project site, and including at least one 24-hour noise measurement (with average and maximum noise level readings taken so as to be able to accurately describe maximum levels reached during nighttime hours) prior to the first project approval action. The analysis shall be prepared by persons qualified in acoustical analysis and/or engineering and shall demonstrate with reasonable certainty that Title 24 standards, where applicable, can be met and that there are no particular circumstances about the individual project site that appear to warrant heightened concern about noise levels in the vicinity. The analysis shall be conducted prior to completion of the environmental review process. Should the Planning Department conclude that such concerns be present, the San Francisco Planning Department may require the completion of a detailed noise assessment by person(s) qualified in acoustical analysis and/or engineering prior to the first project approval action, in order to demonstrate that acceptable interior noise levels consistent with those in the Title 24 standards can be attained.	Project sponsor, architect, acoustical consultant, and construction contractor.	Analysis to be completed during environmental review of subsequent projects in the Project Area; architect to incorporate findings of noise study into building plans prior to issuance of final building permit and certificate of occupancy.	Planning Department and Department of Building Inspection	Continuous compliance (upon approval of final construction plan set)

MITIGATION MEASURES FOR 241 10TH STREET (Continued)

Project Title: 241 10th Street
 File No.: 2014.0666E
 Motion No:

Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
M-NO-1d: Open Space in Noisy Environments. To minimize effects on development in noisy areas, for new development including noise-sensitive uses (primarily, residences, and also including schools and child care, religious, and convalescent facilities and the like), the San Francisco Planning Department shall, through its building permit review process, in conjunction with noise analysis required pursuant to Mitigation Measure M-NO-1c, require that open space required under the Planning Code for such uses be protected, to the maximum feasible extent, from existing ambient noise levels that could prove annoying or disruptive to users of the open space. Implementation of this measure could involve, among other things, site design that uses the building itself to shield on-site open space from the greatest noise sources, construction of noise barriers between noise sources and open space, and appropriate use of both common and private open space in multi-family dwellings. Implementation of this measure shall be undertaken consistent with other principles of urban design. M-NO-2a: General Construction Noise Control Measures. To ensure that project noise from construction activities is minimized to the maximum extent feasible, the sponsor of a subsequent development project shall undertake the following: • The sponsor of a subsequent development project shall require the general contractor to ensure that equipment and trucks used for project construction use the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically attenuating shields or shrouds, wherever feasible). • The sponsor of a subsequent development project shall require the general contractor to locate stationary noise sources (such as compressors) as far from adjacent or nearby sensitive receptors as possible, to muffle such noise sources, and to construct barriers around such sources and/or the construction site, which could reduce construction noise by as much as 5 dBA. To further reduce noise, the contractor shall locate stationary equipment in pit areas or excavated areas, if feasible. • The sponsor of a subsequent development project shall require the	Project sponsor, architect, acoustical consultant, and construction contractor.	To be implemented at the time individual project are proposed	Planning Department	Considered completed upon approval of project plans by the Planning Department.

MITIGATION MEASURES FOR 241 10TH STREET (Continued)

Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring Reporting Responsibility	Monitoring Schedule
actual contractor to use impact tools (e.g., jack hammers, pavement breakers, and rock drills) that are hydraulically or electrically powered whenever possible to avoid noise associated with compressed air sources from pneumatically powered tools. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used, along with external noise jackets on the tools, which could reduce noise levels by as much as 10 dBA. - The sponsor of a subsequent development project shall include noise control requirements in specifications provided to construction companies. Such requirements could include, but not be limited to, performing all work in a manner that minimizes noise to the extent possible; undertaking the most noisy activities during times of least disturbance to surrounding residents and occupants, as feasible; and selecting haul routes that avoid residential buildings inasmuch as such routes are otherwise feasible. - Prior to the issuance of each building permit, along with the submission of construction documents, the sponsor of a subsequent development project shall submit to the San Francisco Planning Department and Department of Building Inspection (DBI) a list of measures to respond to and track complaints pertaining to construction noise. These measures shall include: (1) a procedure and phone numbers for notifying DBI, the Department of Public Health, and the Police Department (during regular construction hours and off-hours); (2) a sign posted on-site describing noise complaint procedures and a complaint hotline number that shall be answered at all times during construction; (3) designation of an on-site construction complaint and enforcement manager for the project; and (4) notification of neighboring residents and non-residential building managers within 300 feet of the project construction area at least 30 days in advance of extreme noise-generating activities (defined as activities generating noise levels of 90 dBA or greater) about the estimated duration of the activity.				

MITIGATION MEASURES FOR 241 10TH STREET (Continued)

Project Title: 241 10TH Street
 File No.: 2014.0666E
 Motion No:

Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
M-A-Q-7: Construction Emissions Minimization Plan for Health Risks and Hazards. To reduce the potential health risk resulting from project construction activities, the project sponsor shall develop a Construction Emissions Minimization Plan for Health Risks and Hazards designed to reduce health risks from construction equipment to less-than-significant levels. The Plan shall detail project compliance with the following requirements: 1. All off-road equipment greater than 25 horsepower and operating for more than 20 total hours over the entire duration of construction activities shall meet the following requirements: a) Where access to alternative sources of power are available, portable diesel engines shall be prohibited; b) All off-road equipment shall have: i. Engines that meet or exceed either U.S. Environmental Protection Agency or California Air Resources Board Tier 2 off-road emission standards; and ii. Engines that are retrofitted with an ARB Level 3 Verified Diesel Emissions Control Strategy (VDECS). c) Exceptions: i. Exceptions to A(1)(a) may be granted if the project sponsor has submitted information providing evidence to the satisfaction of the ERO that an alternative source of power is limited or infeasible at the project site and that the requirements of this exception provision apply. Under this circumstance, the sponsor shall submit documentation of compliance with A(1)(b) for on-site power generation. ii. Exceptions to A(1)(b)(ii) may be granted if the project sponsor has submitted information providing evidence to the satisfaction of the ERO that a particular piece of off-road equipment with an ARB Level 3 VDECS is: (1) technically not feasible, (2) would not produce desired emissions reductions due to expected operating modes, (3) installing the control device would create a safety hazard or	Project sponsor and construction contractor.	Prior to the start of heavy diesel equipment use on site.	ERO to review and approve health risk assessment, or other appropriate analysis.	Prior to the first project approval action for new development projects that are expected to generate TACs as part of everyday operations; during project operations

MITIGATION MEASURES FOR 241 10TH STREET (Continued)

Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
2. The project sponsor shall require that construction operators properly maintain and tune equipment in accordance with manufacturer specifications.				

TABLE M-AQ-6

OFF-ROAD EQUIPMENT COMPLIANCE STEP DOWN SCHEDULE*

Compliance Alternative	Engine Emission Standard	Emissions Control
1	Tier 2	ARB Level 2 VDECS
2	Tier 2	ARB Level 1 VDECS
3	Tier 2	Alternative Fuel*

* How to use the table: If the requirements of (A)(1)(b) cannot be met, then the project sponsor would need to meet Compliance Alternative 1. Should the project sponsor not be able to supply off-road equipment meeting Compliance Alternative 1, then Compliance Alternative 2 would need to be met. Should the project sponsor not be able to supply off-road equipment meeting Compliance Alternative 2, then Compliance Alternative 3 would need to be met.

** Alternative fuels are not a VDECS

MITIGATION MEASURES FOR 241 10TH STREET (Continued)

Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
3. The Plan shall include estimates of the construction timeline by phase with a description of each piece of off-road equipment required for every construction phase. Off-road equipment descriptions and information may include, but is not limited to: equipment type, equipment manufacturer, equipment identification number, engine serial number, engine certification (Tier rating), horsepower, engine serial number, and expected fuel usage and hours of operation. For the VDECS installed: technology type, serial number, make, model, manufacturer, ARB verification number level, and installation date and hour meter reading on installation date. For off-road equipment using alternative fuels, reporting shall indicate the type of alternative fuel being used. 4. The Plan shall be kept on-site and available for review by any persons requesting it and a legible sign shall be posted at the perimeter of the construction site indicating to the public the basic requirements of the Plan and a way to request a copy of the Plan. The project sponsor shall provide copies of Plan as requested. Reporting. Monthly reports shall be submitted to the ERO indicating the construction phase and off-road equipment information used during each phase including the information required in A(4). In addition, for off-road equipment using alternative fuels, reporting shall include actual amount of alternative fuel used. Within six months of the completion of construction activities, the project sponsor shall submit to the ERO a final report summarizing construction activities. The final report shall indicate the start and end dates and duration of each construction phase. For each phase, the report shall include detailed information required in A(4). In addition, for off-road equipment using alternative fuels, reporting shall include actual amount of alternative fuel used. Certification Statement and On-site Requirements. Prior to the commencement of construction activities, the project sponsor must certify (1) compliance with the Plan, and (2) all applicable requirements of the Plan have been incorporated into contract specifications.				

MITIGATION MEASURES FOR 241 10TH STREET (Continued)

Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring Reporting Responsibility	Monitoring Schedule
M-BI-1a: Pre-Construction Special-Status Bird Surveys. Conditions of approval for building permits issued for construction within the Draft Plan Area or on the Adjacent Parcels shall include a requirement for pre-construction special status bird surveys when trees would be removed or buildings demolished as part of an individual project. Pre-construction special status bird surveys shall be conducted by a qualified biologist between February 1 and August 15 of tree removal or building demolition as scheduled to take place during that period. If bird species protected under the Migratory Bird Treaty Act or the California Fish and Game Code are found to be nesting in or near any work area, an appropriate no-work buffer zone (e.g., 100 feet for songbirds) shall be designated by the biologist. Depending on the species involved, input from the California Department of Fish and Game (CDFG) and/or United States Fish and Wildlife Service (USFWS) may be warranted. As recommended by the biologist, no activities shall be conducted within the no-work buffer zone that could disrupt bird breeding. Outside of the breeding season (August 16 – January 31), or after young birds have fledged, as determined by the biologist, work activities may proceed. Special-status birds that establish nests during the construction period are considered habituated to such activity and no buffer shall be required, except as needed to avoid direct destruction of the nest, which would still be prohibited.	Project Sponsor, qualified biologist; CDFG; USFWS	Prior to issuance of demolition or building permits when trees or shrubs would be removed or buildings demolished as part of an individual project.	Project Sponsor, qualified biologist; CDFG; USFWS	Prior to and during any demolition or construction activities
M-BI-1b: Pre-Construction Special-Status Bat Surveys. Conditions of approval for building permits issued for construction within the Draft Plan Area or on the Adjacent Parcels shall include a requirement for pre-construction special status bat surveys by a qualified bat biologist when large trees (those with trunks over 12 inches in diameter) are to be removed, or vacant buildings or buildings used seasonally or not occupied, especially in the upper stories, are to be demolished. If active day or night roosts are found, the bat biologist shall take actions to make such roosts unsuitable habitat prior to tree removal or building demolition. A no-disturbance buffer shall be created around active bat roosts being used for maternity or hibernation purposes at a distance to be determined in consultation with the CDFG. Bat roosts initiated during construction are presumed to be unaffected, and no buffer would be necessary.	Project Sponsor; qualified biologist; CDFG	Prior to issuance of building or demolition permits when trees with trunks over 12 inches in diameter are to be removed or when vacant buildings or those used seasonally or not occupied, especially in the upper stories, are to be demolished.	Project Sponsor; qualified biologist	Prior to issuance of demolition or building permits

Project Title: 241 10th Street
 File No.: 2014.0666E
 Motion No:

MITIGATION MEASURES FOR 241 10TH STREET (Continued)

Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
M-HZ-2: Hazardous Building Materials Abatement: The City shall condition future development approvals to require that the subsequent project sponsors ensure that any equipment containing polychlorinated biphenyls (PCBs) or mercury, such as fluorescent light ballasts, are removed and properly disposed of according to applicable federal, state, and local laws prior to the start of renovation, and that any fluorescent light tube fixtures, which could contain mercury, are similarly removed intact and properly disposed of. Any other hazardous materials identified, either before or during work, shall be abated according to applicable federal, state, and local laws.	Project Sponsor	Prior to any demolition or construction activities	Project Sponsor; Planning Department	Prior to issuance of building or demolition permits

MITIGATION MEASURES FOR 241 10th STREET (Continued)

Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
IMPROVEMENT MEASURE MCHLA Documentation of a Historical Resource. The project sponsor should prepare Historic American Buildings Survey (HABS)-level photographs and an accompanying HABS Historical Report, which should be maintained onsite, as well as in the appropriate repositories, including but not limited to the San Francisco Planning Department, San Francisco Architectural Heritage, the San Francisco Public Library, and the Northwest Information Center. The contents of the report should include an architectural description, historical context, and statement of significance, per HABS Historical Report Standards. HABS documentation should provide the appropriate level of visual documentation and written narrative based on the importance of the resource (types of visual documentation typically range from producing a sketch plan to developing measured drawings and view camera (4x5) black and white photographs). The appropriate level of HABS documentation and written narrative should be determined in consultation with Planning Department's Preservation staff. The report should be reviewed by the San Francisco Planning Department's Preservation staff for completeness. In addition, copies of the photographs and report should be made available to the following repositories, at minimum: Northwest Information Center at Sonoma State University, San Francisco History Center at the San Francisco Public Library, San Francisco Architectural Heritage, and the San Francisco Planning Department. This improvement measure would create a collection of preservation materials that would be available to the public and inform future research. In this way, documentation of the affected properties and presentation of the findings to the community could reduce the impact on historical resources.	Project sponsor and qualified historic preservation individual	Prior to the start of any demolition or adverse alteration on a designated historic resource.	Planning Department Preservation Technical Specialist to review and approve HABS documentation.	Consistent completion, submit of final HABS documentation to the Preservation Technical Specialist.



SAN FRANCISCO PLANNING DEPARTMENT

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
737 Paris St		6349/018E	
Case No.	Permit No.	Plans Dated	
2015-005637ENV		Received 4/30/15	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Façade alterations; new bay window addition.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

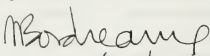
Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8 Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9 Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10 Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR dated 06/29/2015
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Marcelle Boudreaux	Signature:  6/30/15
	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	6/25/2015
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PROJECT INFORMATION:		
Planner:	Address:	
M Boudreaux	737 Paris Street	
Block/Lot:	Cross Streets:	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☐ Alteration
			☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	4/30/15
-----------------------------	---------

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
new bay window addition to front facade (approx 21sf) to two-story single-family dwelling	

PRESERVATION TEAM REVIEW:	
Historic Resource Present	☐ Yes ☒ No * ☐ N/A
Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance:
	☐ Contributor ☐ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

The two-story single-family building built in 1924 (source: Assessor's Office) is clad in stucco and devoid of defining architectural features.

Photographic evidence submitted by the applicant (from the Assessor's Department) documents the removal of a barrel-front bay, window alterations, garage modifications, and roof configuration at the front facade. In 1961 a building permit was issued for work to alter the front facade of the building, which included: installation of aluminum windows in the front; and widening the garage opening and installation of a new door. The permit did not provide detail on the removal of the original barrel-front bay, capped with tile, to its current flat bay condition. Additionally, the permit did not document the modification in roof configuration when the barrel-front bay was removed. The front facade is capped by a flat roof. There are no extant character-defining features.

The first owner is Joseph P Russo, a driver resided at 737 Paris from 1924 to 1945. The Assessor's Card indicates that in 1945 the property was sold by Russo to a Crowley. City directories in 1945-6 indicate Benedetto Del Bucchia and wife Paolina resided at 737 Paris; Benedetto's occupation was listed as a laborer. The Del Bucchia's are listed as occupants until approximately 1961 when the Assessor's Card notes a sale from Grannell to Bank of America.

The subject block contains single-family dwellings in Mediterranean revival and vernacular style. The block contains buildings primarily constructed between circa 1921 and 1932. There is little uniformity on the block.

No known historic events occurred at the property (Criterion 1) and none of the owners or occupants have been identified as important to history (Criterion 2) for listing in the California Register of Historic Resources, respectively. The existing structure appears to have been altered and does not retain integrity as an individual building for listing in the California Register (Criterion 3).

Therefore, 737 Paris Street is not eligible for listing in the California Register either individually or as part of a district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Uma da</i>	<i>6-29-2015</i>



737 PARIS



SAN FRANCISCO PLANNING DEPARTMENT

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JUL 23 2015

CEQA Categorical Exemption Determination

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PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
636 Vermont St		4028/001J
Case No.	Permit No.	Plans Dated
2015-006479ENV	2015 0630 0373 JAG	1/16/15
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction
☐ Project Modification (GO TO STEP 7)		
Project description for Planning Department approval. Two-story vertical addition, roof deck, and rear horizontal addition to existing two-story single-family residence.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

Do not sign or seal this form until you have completed the project and received all necessary approvals from the City of San Francisco.

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: 6/29/2015 (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Justin Greving	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.
☒	No further environmental review is required. The project is categorically exempt under CEQA.
Planner Name: Justin A Greving Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Justin Greving Digitally signed by Justin Greving DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, ou=Justin Greving, email=Justin.Greving@sfgov.org Date: 2015.06.30 17:53:47 -0700
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	Date of Form Completion 6/23/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Justin Greiving	636 Vermont Street	
Block/Lot:	Cross Streets:	
4028/001J	18th and 19th streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2015-006479ENV

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	5/15/2015
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PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation prepared by Tim Kelley Consulting (dated February, 2015)	
Proposed Project: Two-story vertical addition, roof deck, and rear horizontal addition to existing two-story single-family residence.	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 -Persons:	☐ Yes ☒ No	Criterion 2 -Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:	n/a	Period of Significance:	n/a	
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Historic Resource Evaluation prepared by Tim Kelley Consulting (dated February, 2015) and information found in the Planning Department files, the subject property at 636 Vermont Street contains a single-story over garage wood-frame single family residence constructed in 1926 (source: building permit). 636 Vermont is minimally detailed in the Mission Revival style and features two bay windows capped with Spanish clay tile hip roofs. The building was originally a garage built by the owner Anton Kifner, a carpenter who lived up the street at 590 San Bruno Avenue. Early on a residential unit was added to the rear. In 1929, Joseph Kawnik, a laborer from Yugoslavia, purchased the property and moved in with his wife Agnes. Known exterior alterations include application of asbestos siding along the south elevation (1968), and construction of a 2nd floor (1992).

No known historic events occurred at the subject property (Criterion 1). 636 Vermont was part of later neighborhood growth during the 1920s. None of the owners or occupants have been identified as important to history (Criterion 2). 626 Vermont has been owned and occupied by blue collar residents such as carpenters and laborers, none of whom have been identified as important individuals. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. Although the building appears to be constructed in a similar style to the surrounding neighborhood these details were only added in 1992 with construction of the second floor. Furthermore, even if the building was originally constructed as it appears today it would not be architecturally significant as it is a not especially distinct version of a common building type and style in San Francisco.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Potrero Hill neighborhood on a block developed mostly during the 1920s. While the west side of the street features single family homes and duplexes constructed over garages, the Downtown High School (originally known as the Patrick Henry School) takes up most of the east side of the block and has been in the neighborhood since at least 1913. Given the later dates of construction in comparison with general development in Potrero Hill this block does not appear to be significant or noteworthy.

Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Wmada</i>	6.29-2015







SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DE

JUL 23 2015

SAN FRANCISCO
PUBLIC LIBRARY

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1359-61 Filbert St.		0525/029	
Case No.	Permit No.	Plans Dated	
2015-003107ENV	201502239052	4/9/15	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. NEW ONE CAR GARAGE WITH DOOR, CURB CUT AND RAMP TO GARAGE, EXPAND EXISTING 1ST FLOOR BEDROOM 130 SQ. FT. IN REAR NEW 438 SQ FT PARTIAL 3RD FLOOR LOFT WITH STAIRWAY			

STEP 1: EXEMPTION CLASS TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archaeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☒	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	
Enrolled in DPH Maher program. Project will follow recommendations of 5/11/15 Stimac Associates geotechnical investigation.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category X (Requires approval by Senior Preservation Planner/Preservation Coordinator) B. JRG 6/30/25 a. Per HRER dated: <u>6/27/2015</u> ⁵⁸⁶ (attach HRER) b. Other (specify): Subject property contains two buildings. Per PTR form the front residence (1361 Filbert Street) is not a historic resource; the rear residence (1359 Filbert Street) is not 45 years of age and is not of exceptional importance but may require evaluation in the future.
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☐	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Justin Greving Digitally signed by Justin Greving DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Justin Greving, email=Justin.Greving@sfgov.org Date: 2015.06.30 09:28:20 -0700	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.
☒	No further environmental review is required. The project is categorically exempt under CEQA.
Planner Name: Justin A Greving Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Justin Greving Digitally signed by Justin Greving DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Justin Greving, email=Justin.Greving@sfgov.org Date: 2015.06.30 09:28:20 -0700
Once signed and stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Preservation Team Meeting Date:		Date of Form Completion	6/25/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Justin Greiving	1359-61 Filbert Street	
Block/Lot:	Cross Streets:	
0525/029	Polk and Larkin streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2015-003107ENV

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	4/9/2015
------------------------------------	----------

PROJECT ISSUES:
☒ Is the subject Property an eligible historic resource?
☐ If so, are the proposed changes a significant impact?
Additional Notes:
Submitted: Historic Resource Evaluation prepared by VerPlanck Historic Preservation Consulting (dated May, 2015)
Proposed Project: New one car garage with door, curb cut and ramp to garage, expand existing 1st floor bedroom 130 sq. ft. in rear new 438 sq ft partial 3rd floor loft with stairway

PRESERVATION TEAM REVIEW:			
Historic Resource Present		☐ Yes	☐ No *
		☒ N/A	
Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	☐ Yes ☐ No	Criterion 1 - Event:	☐ Yes ☒ No
Criterion 2 - Persons:	☐ Yes ☐ No	Criterion 2 - Persons:	☐ Yes ☒ No
Criterion 3 - Architecture:	☐ Yes ☐ No	Criterion 3 - Architecture:	☐ Yes ☒ No
Criterion 4 - Info. Potential:	☐ Yes ☐ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No
Period of Significance:		Period of Significance:	n/a
		☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Historic Resource Evaluation prepared by VerPlank Historic Preservation Consulting (dated May, 2015) and information found in the Planning Department files, the subject property at 1359-1361 Filbert Street contains two separate buildings. To the front of the lot is a single-story over basement wood-frame residence constructed in 1906 (1361 Filbert Street), while to the rear is a separate wood-frame two-story residence constructed in 1974 (1359 Filbert Street). The front residence is in the vernacular style and contains a prominent false-front parapet recessed behind an addition that abuts the sidewalk. A gated entry conceals a pathway leading along the east property line to the rear residence which itself is designed in the Third Bay Region Tradition by Donald K. Olsen. The earliest known owner of the property was Jane Cornell, whose son Frank constructed the existing front residence immediately after the 1906 Earthquake. Later owners include James Corwell, a gardener who lived on the property from 1921 to 1947, and Pierre F.V. Merle, an attorney who owned the property from 1966-1985. Known exterior alterations to the front residence include the construction of a front addition and new entrance (1947), construction of a rear addition (1955, designed by Robert Marquis), repairs to correct damage caused by a car accident (1964), and other exterior repairs to correct code issues (2005, 2006, 2014). It is unknown what alterations, if any, have taken place on the rear residence.

No known historic events occurred at the front residence (Criterion 1). Although it was constructed immediately after the 1906 Earthquake and Fire there is no indication that the front residence had a particular or direct importance with reconstruction nor was it an Earthquake Shack. None of the owners or occupants have been identified as important to history (Criterion 2). While one later owner of the subject property, Pierre F. V. Merle, is a prominent lawyer and onetime Assistant D.A. of San Francisco, he is still alive and his importance has not yet been established. The front residence is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. Robert Marquis is regarded as a master Bay Area architect and the firm Marquis & Stoller designed a number of important projects in San Francisco. In light of Marquis' more prominent works there is no indication that this addition was an important commission in the span of his career.

(Continued)

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Uma De</i>	6.29.2015

(Continued from page 2)

The subject property is not located within the boundaries of any identified historic district. This block of Filbert Street is located in the Russian Hill neighborhood amidst multi-family apartments of varying sizes and construction dates. Smaller Edwardian three and four unit dwellings are situated mid-block while much larger 4 story over basement dwellings from the 1920s anchor the corners of this block. The locally landmarked Filbert Street Cottages are also located directly across the street from the subject property. Given the range of property sizes and construction dates there does not appear to be a consistent visual character along the block.

It should be noted that the rear residence is not 45 years of age nor does it appear to be of exceptional architectural importance, and therefore does not merit evaluation as a historical resource at this time. In the future when the rear residence is 45 years old it will warrant consideration as a historical resource under CEQA. For this reason the subject property is still classified as a B, or a potential historic resource. The front residence (1361 Filbert Street) has been evaluated and is not a historic resource, but the rear residence (1359 Filbert Street) may require evaluation in the future.

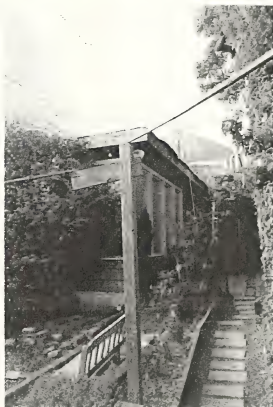
1359 Filbot Street



1361 Filbot Street



1361 Filbot Street (rear)



1361 Filbot Street (view of 1955 addition)



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2012.1496E
Project Title: Fire Station 5 - 1301 Turk Street
Zoning: P (Public) Zoning District
50-X Height and Bulk District
Block/Lot: 0756/018
Lot Size: 13,750 square feet
Project Sponsor: Samuel Chui, San Francisco Public Works - (415) 558-4082
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PROJECT DESCRIPTION:

The project site is located on the northeast corner of the block bounded by Turk Street to the north, Golden Gate Avenue to the south, Fillmore Street to the west, and Webster Street to the east in San Francisco's Western Addition neighborhood. The project site is currently occupied by a two-story, 60-foot-tall (at the top of the hose tower), 12,700-square-foot fire station, a side driveway (accessed via Turk Street), and a rear parking lot (accessed via Webster Street) with eight parking spaces.

(continued on next page)

EXEMPT STATUS:

Categorical Exemption, Class 2 [California Environmental Quality Act (CEQA) Guidelines Section 15302].
See page 3.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.

Sarah B. Jones

Environmental Review Officer

June 30, 2015
Date

cc: Samuel Chui, Project Sponsor
Shelly Caltagirone, Current and Preservation Planner
Supervisor London Breed, District 5 (via Clerk of the
Board)

Historic Preservation Distribution List
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PROJECT DESCRIPTION (continued):

Constructed in 1956 (59 years in age), the fire station currently contains four apparatus bays fronting Webster Street, operations support areas, and living quarters/space to accommodate a three-company division (squad car, fire truck, and fire engine) and 11 firefighters per shift. The project site contains one 8,000-gallon diesel underground storage tank (UST) and one 2,500-gallon gasoline UST at the rear of the building and an approximately 30-50 kilowatt emergency generator located at grade along the west property line.

The project sponsor proposes to demolish the existing fire station, side driveway, and rear parking lot and construct a three-story, approximately 20,940-square-foot fire station and a rear parking lot with eight parking spaces and two bicycle parking spaces. The building roof, at a height of 38 feet, would be surrounded by a parapet that is 4 feet tall. A terrace would occupy approximately the southwestern 20 percent of the building's top level and a stair/elevator penthouse with parapet would rise to a height of 52 feet. This penthouse would be located on the north side of the building, set back about 45 feet from the building's west property line.

The proposed project would also replace the existing 30-50 kilowatt emergency generator along the west side of the fire station with a 150-200 kilowatt generator atop the roof. A metal enclosure would be installed around the new rooftop emergency generator. The proposed project would also remove both existing USTs and install a new 8,000-gallon diesel UST and a new 2,500-gallon gasoline UST at the rear yard below the parking area. The existing curb cut along Turk Street would be removed.

When complete, the fire station would have an additional 8,240 square feet to accommodate an additional apparatus bay, additional operations support areas, and living quarters/space for three additional firefighters per shift. No changes are proposed to the service area of this fire station as a part of this project. Apparatus bays, operations support areas, and living spaces would be located on the ground floor level. Operations support areas and living spaces would be located on the mezzanine level. Living quarters and spaces would be located on the second-floor level. The apparatus bays and rear parking lot would continue to be accessed via Webster Street. The rear parking lot would accommodate eight off-street parking spaces, the same as the existing lot.

The proposed project would involve approximately 3,112 cubic yards of excavation up to a depth of nine feet below the ground surface.

Prior to demolishing the existing fire station, the project sponsor would undertake historic documentation and recordation of the historic resource. The documentation package would include sketch floor plans of the building, reproductions of existing DPR 523A and B forms, and photographic recordation. A person meeting the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61) for Architectural History or Historic Architecture would coordinate the preparation of the documentation/recordation package, which would be distributed to the History Room of the San Francisco Public Library and the San Francisco Fire Department Museum. The project sponsor would also create an interpretive program to be exhibited in an accessible public space in the fire station, or an exterior elevation. The exhibit would explain the San Francisco 1952 Firehouse Bond Act Thematic

Historic District and the history of Fire Station 5. Finally, the proposed design would reuse the historic red lanterns located on the exterior of the existing fire station.

Project Approvals

The proposed project would require the approvals listed below:

- Site/Demolition/Building Permit(s) from the San Francisco Planning Department and Department of Building Inspections (DBI) for applicable interior and exterior building work.
- Permit to remove underground storage fuel tank from the Department of Public Health (DPH), Fire Department, and Department of Public Works.
- Permit to install/replace underground storage fuel tank from DPH.
- Permit to Construct the replacement generator from the Bay Area Air Quality Management District (BAAQMD).
- Permit to Operate the replacement generator from BAAQMD.

Approval Action: The issuance of a building permit by DBI is the Approval Action. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

EXEMPT STATUS (continued):

CEQA Guidelines Section 15302, or Class 2, provides an exemption from environmental review for replacement or reconstruction of existing facilities where the new structure will be located on the same site as structure replaced and will have substantially the same purpose and capacity as the structure replaced. The proposed project would demolish the existing on-site fire station and construct a replacement fire station on the project site with no changes to the service area. The proposed project would increase the number of firefighters per shift at the fire station from eleven to fifteen, but the station would remain a three-company division with similar equipment and responsibilities. Therefore, the proposed project satisfies the definition of a Class 2 exempt project.

DISCUSSION OF ENVIRONMENTAL ISSUES:

CEQA Guidelines Section 15300.2 establishes exceptions to the application of a categorical exemption for a project. None of the established exceptions applies to the proposed project.

Guidelines Section 15300.2, subdivision (a), provides that a categorical exemption shall not be used where the proposed project may have an impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies. As discussed below under "Hazardous Materials," there is no possibility of a significant effect on the environment due to hazardous or critical concerns.

Guidelines Section 15300.2, subdivision (b), provides that a categorical exemption shall not be used where the cumulative impact of successive projects of the same type in the same place, over time, is significant. As discussed below, there is no possibility of a significant cumulative effect on the environment due to the proposed project.

Guidelines Section 15300.2, subdivision (c), provides that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As discussed below, there is no possibility of a significant effect on the environment due to unusual circumstances.

CEQA Guidelines Section 15300.2, subdivision (f), provides that a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of a historical resource. For the reasons discussed below under “Historic Architectural Resources,” there is no possibility that the proposed project would have a significant effect on a historic resource.

Historic Architectural Resources.

Setting

Constructed in 1956 (59 years in age), 1301 Turk Street is a contributing building within the California Register-eligible San Francisco 1952 Firehouse Bond Act Thematic Historic District.¹ 1301 Turk Street is therefore considered a Category A-Known Historic Resource property for the purposes of the Planning Department’s CEQA review procedures.

The San Francisco 1952 Firehouse Bond Act Thematic District, a discontinuous historic district, is significant under California Register Criterion 1 (Events) and Criterion 3 (Architecture) for its association with the Fire Station Bond Act of 1952. The Fire Station Bond Act of 1952 was the first coordinated and comprehensive firehouse building program in San Francisco’s history and includes a collection of representative examples of the International Style, an aesthetic reflective of a mid-20th Century desire for economy in public housing design and construction. This eligible historic district was comprised of 13 properties when identified in 2011 and has lost one contributor since that time (626 Howard Street). These contributors can be organized according to three basic types of design and material use: Group 1 buildings are typified by structures with a large footprint that are stucco-clad, some with Roman brick accents, aluminum sash (ribbon windows), several vehicular bays, and locations on street corners. Group 2 buildings are characterized by partial stucco cladding, aluminum sash (ribbon) windows, one to three vehicular bays, and mid-block sites. Group 3 buildings have design features that are different from Group 1 and 2 buildings. 1301 Turk Street is a Group 1 building and 626 Howard Street was a Group 2 building.

1301 Turk Street does not appear to have undergone significant alterations. Therefore, it retains integrity in all seven categories as a contributor to the eligible historic district. As noted above, the 1952 Fire Bond Act Thematic Historic District currently retains 12 of the 13 contributing buildings that were identified in 2011. Over 90% of the buildings originally identified as contributors to the district remain.

Impact Analysis

The project sponsor submitted historic resource evaluations prepared by preservation consultants to the Planning Department.² Based on the information provided and reviewed by Preservation staff, the

¹ San Francisco Planning Department, *SFMOMA Expansion/Fire Station Relocation and Housing Project Environmental Impact Report*, February 24, 2015. A copy of this document is available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. Case No. 2009.0291E/2010.0275E.

² *Carey & Associates Civil/Structural Resource Evaluation Report*, March 11, 2014. A copy of this document is available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2012.1496E.

Department has determined that 1301 Turk Street is not eligible for listing on the California Register of Historic Resources (California Register) as an individual resource, but remains a contributor to the San Francisco 1952 Firehouse Bond Act Thematic District, a California Register-eligible district.⁴

The Planning Department has determined that the demolition of 1301 Turk Street would not cause a significant adverse impact to the historic district. The historic district would retain a sufficient number, concentration, and quality of contributing buildings to retain high historic integrity from its period of significance. The remaining 11 contributors to the district would continue to possess and convey enough of the district's character-defining features to the degree that the district's significance would not be materially impaired as defined by CEQA. Following the demolition of 1301 Turk Street, the district would still possess the ability to justify its eligibility for the California Register. Therefore, the proposed project would have a less-than-significant project-level impact on historic resources.

The combined loss of 676 Howard Street and 1301 Turk Street represents a total loss of 15% of the contributing buildings within the district. The loss of 15% of the district's contributing buildings would not be a substantial material impact to the resource. Moreover, 1301 Turk Street represents one of eight Group 1 Type buildings within the district so the building type would continue to be well-represented even with the loss of the subject building. Lastly, 1301 Turk Street is located among a cluster of four other contributing firehouses in the northwest quadrant in San Francisco. These remaining four buildings would provide sufficient representation of the district in this area. The 11 remaining contributors would adequately convey their association with the Fire Station Bond Act of 1952 and would comprise a representative collection of International Style public buildings built around the same time in San Francisco for a similar purpose. No further changes to the 11 remaining contributors are anticipated. San Francisco Public Works has recently performed a conditions survey of all of the firehouses and is currently implementing an upgrading program. No other contributing firehouses to district are proposed for major alteration or demolition.

As noted in the historic resource evaluations, there are several surrounding historic resources (historic and potential) in the immediate vicinity of the project (1248-1252, 1254-1256, and 1260-1264 Golden Gate Avenue, 1310 and 1330-1350 Turk Street, and 1140-1190 Fillmore). None of these resources would be impacted by the proposed project, as the neighborhood setting would not be substantially altered by the replacement of the firehouse.

Therefore, the proposed would have a less-than-significant cumulative impact on historic resources.

For all of the reasons cited above, the proposed project would not cause a significant impact to the California Register-eligible historic district and would not result in any significant impacts related to historic architectural resources.

³ Page & Turnbull. *Fire Station #5 Historic Resource Evaluation*, March 28, 2014. A copy of this document is available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2012.1496E.

⁴ Shelley Caltagirone, San Francisco Planning Department. *Historic Resource Evaluation Response – 1301 Turk Street*, May 8, 2014. A copy of this document is available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2012.1496E.

Hazardous Materials. The proposed project would involve excavation of up to nine feet below the ground surface and excavation of 3,112 cubic yards of soil in a Maher area on a site with two existing USTs. Therefore, the proposed project is subject to Article 22A of the Health Code, also known as the Maher Ordinance, which is administered and overseen by the San Francisco Department of Public Health (DPH). In compliance with the Maher Ordinance, the project sponsor submitted a Maher Application⁵, a Phase I Environmental Site Assessment report⁶, and an Environmental Site Characterization⁷ report to DPH to assess the potential for site contamination.

DPH reviewed the application and reports and is requiring the project sponsor to complete a site characterization of the subsurface once the building has been demolished and disposition of the underground storage tanks have been completed. The project sponsor has agreed to comply with DPH's request for additional information during construction.⁸ The project sponsor will be required to remediate potential soil and/or groundwater contamination at the project site, described above, in accordance with Article 22A of the Health Code. With the required remediation, the proposed project would not result in any significant impacts related to the release of hazardous materials.

Air Quality. In accordance with the state and federal Clean Air Acts, air pollutant standards are identified for the following six criteria air pollutants: ozone, carbon monoxide (CO), particulate matter (PM), nitrogen dioxide (NO₂), sulfur dioxide (SO₂) and lead. These air pollutants are termed criteria air pollutants because they are regulated by developing specific public health- and welfare-based criteria as the basis for setting permissible levels. The Bay Area Air Quality Management District (BAAQMD) has established thresholds of significance to determine if projects would violate an air quality standard, contribute substantially to an air quality violation, or result in a cumulatively considerable net increase in criteria air pollutants within the San Francisco Bay Area Air Basin. To assist lead agencies, the BAAQMD, in their *CQA Air Quality Guidelines* (May 2011), has developed screening criteria. If a proposed project meets the screening criteria, then the project would result in less-than-significant criteria air pollutant impacts. A project that exceeds the screening criteria may require a detailed air quality assessment to determine whether criteria air pollutant emissions would exceed significance thresholds. The proposed project would not exceed criteria air pollutant screening levels for operation or construction.⁹

In addition to criteria air pollutants, individual projects may emit toxic air contaminants (TACs). TACs collectively refer to a diverse group of air pollutants that are capable of causing chronic (i.e., long-duration) and acute (i.e., severe but of short-term) adverse effects to human health, including

⁵ Letter from Department of Public Health to San Francisco Public Works: Fire Station No. 5 Renovation Project 1301 Turk Street, San Francisco, DPH-SAM Case Number 1100, November 11, 2014. A copy of this letter is available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2012.1496E.

⁶ Fugro Consulting, *Phase I Environmental Site Assessment Fire Station #5, 1301 Turk Street*, June 2013. A copy of this document is available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2012.1496E.

⁷ AEW Engineering, Inc., *Environmental Characterization Report, Fire Station 5 Renovation Project*, January 2013. A copy of this document is available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2012.1496E.

⁸ Email from Veronica Flores, San Francisco Department of Public Works, to Sandy Ngan, San Francisco Planning Department, "Fire Station 5 Update," February 19, 2015. A copy of this email is available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2012.1496E.

⁹ Bay Area Air Quality Management District, *CEQA Air Quality Guidelines*, Updated May 2011, Table 3-1.

carcinogenic effects. In an effort to identify areas of San Francisco most adversely affected by sources of TACs, San Francisco partnered with the BAAQMD to inventory and assess air pollution and exposures from mobile, stationary, and area sources within San Francisco. Areas with poor air quality, termed the “Air Pollutant Exposure Zone,” were identified based on two health-protective criteria: (1) excess cancer risk from the contribution of emissions from all modeled sources greater than 100 per one million population, and/or (2) cumulative PM_{2.5} concentrations greater than 10 micrograms per cubic meter. Land use projects within the Air Pollutant Exposure Zone require special consideration to determine whether the project’s activities would expose sensitive receptors to substantial air pollutant concentrations.

The proposed project is not within an Air Pollutant Exposure Zone. Therefore, the proposed project would result in a less-than-significant impact with respect to exposing sensitive receptors to substantial levels of air pollution. The proposed project would require construction activities for the approximate 15-month construction phase. However, construction emissions would be temporary and variable in nature and would not be expected to expose sensitive receptors to substantial air pollutants. Furthermore, the proposed project would be subject to, and comply with, California regulations limiting idling to no more than five minutes,¹⁰ which would further reduce nearby sensitive receptors’ exposure to temporary and variable TAC emissions. Therefore, construction-period TAC emissions would result in a less-than-significant impact with respect to exposing sensitive receptors to substantial levels of air pollution.

One generator replacement is proposed on the roof at Fire Stations 5. The replacement generator would be newer than the existing generator; therefore, it is not anticipated to increase emissions at the fire station. Generators are regulated by the BAAQMD through its New Source Review (Regulation 2, Rule 5) permitting process. The project sponsor would be required to obtain applicable permits to operate an emergency generator from the BAAQMD. Although emergency generators are intended only to be used in periods of power outages, monthly testing of the generator would be required. The BAAQMD limit testing to no more than 50 hours per year. Additionally, as part of the permitting process, the BAAQMD limits the excess cancer risk from any facility to no more than ten per one million population and requires any source that would result in an excess cancer risk greater than one per one million population to install Best Available Control Technology for Toxics (TBACT). Compliance with the BAAQMD permitting process would ensure that project-generated TAC emissions would not expose sensitive receptors to substantial air pollutant concentrations, and TAC emissions would not result in significant impacts.

Therefore, the proposed project would cause no adverse impacts related to air quality.

Transportation. The proposed project would demolish the existing fire station and reconstruct the fire station. No changes are proposed to the station’s service area. A transportation study was prepared for the proposed project.¹¹ The proposed project would generate eight net-new vehicle trips and adjacent intersections would continue to operate a Level of Service (LOS) B, similar to existing conditions. The

¹⁰ California Code of Regulations, Title 13, Division 3, § 2485. This regulation applies to on-road heavy duty vehicles and not off-road equipment. A copy of this email is available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2012.1496E.

¹¹ CHS, Inc. *Revised Report Fire Station No. 5 Replacement Project Transportation Study*. March 13, 2015. This document is available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2012.1496E.

proposed project would not result in net-new transit or pedestrian trips, would not result in substantial overcrowding on public sidewalks, would not interfere with pedestrian accessibility, would not create potentially hazardous conditions for bicyclists, would not result in a loading demand during the peak hour of loading activities that could not be accommodated, and would not result in inadequate emergency access. During the 15-month project construction period, there would be an increase in truck traffic near the project site. Due to their temporary and limited duration, construction-related impacts on traffic would not be considered significant.

For the above reasons, the proposed project would cause no significant impacts related to transportation.

Noise. A noise study¹² was prepared for the proposed project and noise levels were measured at two locations at the project site along Turk Street and Webster Street. The day/night average sound level measured 72 dB along Turk Street and 74 dB along Webster Street. The noise study determined that long-term noise levels are not expected to increase at the site with the proposed project because services provided by station are not expected to increase and the station's service area would remain the same. Therefore, project operations would not result in a substantial increase in the ambient noise level at the project vicinity.

Although some increase in noise would be associated with the construction phase of the proposed project, such occurrences would be limited to certain hours of the day and would be intermittent and temporary in nature. All construction activities for the proposed project (approximately 12 months) would be subject to and would comply with the San Francisco Noise Ordinance (Article 29 of the San Francisco Police Code) (Noise Ordinance). The Noise Ordinance requires that construction work be conducted in the following manner: (1) noise levels of construction equipment, other than impact tools, must not exceed 80 dBA at a distance of 100 feet from the source (the equipment generating the noise); (2) impact tools must have intake and exhaust mufflers that are approved by the Director of San Francisco Public Works or the Director of the Department of Building Inspection (DBI) to best accomplish maximum noise reduction; and (3) if the noise from the construction work would exceed the ambient noise levels at the site property line by 5 dBA, the work must not be conducted between 8:00 p.m. and 7:00 a.m. unless the Director of Public Works authorizes a special permit for conducting the work during that period.

Therefore, the proposed project would cause no adverse impacts related to noise.

Shadow. The proposed fire station roof would be 38 feet tall, plus a 4-foot-tall parapet. A 52-foot-tall stair/elevator penthouse located on the north side of the building would be set back about 45 feet from the building's west property line. A shadow analysis was prepared by the project sponsor for the proposed project.¹³ Based on the shadow analysis, the proposed project would not cast net new shadow

¹² Charles M. Saitter Associates, Inc., 2014. Final Environmental Noise Study for Firehouse Expansion. April 11. This document is available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2012.1496E.

¹³ San Francisco Public Works, Preliminary Shadow Study Memorandum from Vito Vanoni to Sandy Ngan. San Francisco Planning Department, May 28, 2015. This document is available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2012.1496E.

on existing nearby parks and open spaces, including the Fillmore and Turk Mini Park. Therefore, the proposed project would cause no adverse impacts related to shadow.

PUBLIC NOTICE AND COMMENT

On March 11, 2014, the Planning Department mailed a "Notification of Project Receiving Environmental Review" to community organizations, tenants of the affected property and properties adjacent to the project site, and those persons who own property within 300 feet of the project site. Two individuals requested project information related to the demolition of the fire station and staff provided requested information. No other comments were received.

CONCLUSION

The proposed project satisfies the criteria for exemption under the above-cited classification(s). In addition, none of the CEQA Guidelines Section 15300.2 exceptions to the use of a categorical exemption applies to the proposed project. For the above reasons, the proposed project is appropriately exempt from environmental review.



